

United States Department of the Interior  
National Park Service

**SENT TO D.C.**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

11-9-05

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name **University Apartments**  
other names/site number **University Park Condominiums**

**2. Location**

street & number **1401 and 1451 East 55<sup>th</sup> Street;**  Not for publication  
**1401 and 1450 East 55<sup>th</sup> Place**  
city or town **Chicago**  vicinity  
state **Illinois** code **IL** county **Cook** code **031** zip code **60615; 60637**

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

*William L. White SHPO*  
Signature of certifying official

11-9-05  
Date

**Illinois Historic Preservation Agency**

State or Federal agency and bureau  
In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

\_\_\_\_\_  
American Indian Tribe

University Apartments  
Name of Property

Cook, Illinois  
County and State

**4. National Park Service Certification**

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

**5. Classification**

Ownership of Property  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property  
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property  
(Do not include previously listed resources in the count)

Contributing	Noncontributing
<u>  2  </u>	<u>  0  </u> buildings
<u>  1  </u>	<u>  0  </u> sites
<u>  0  </u>	<u>  0  </u> structures
<u>  0  </u>	<u>  0  </u> objects
<u>  3  </u>	<u>  0  </u> Total

Number of contributing resources previously listed in the National Register      **3**

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)  
N/A

**University Apartments**  
Name of Property

**Cook, Illinois**  
County and State

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**6. Function or Use**

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Historic Functions (Enter categories from instructions)  
**DOMESTIC/multiple dwelling**

Current Functions (Enter categories from instructions)  
**DOMESTIC/multiple dwelling**

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**7. Description**

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Architectural Classification  
(Enter categories from instructions)  
**MODERN MOVEMENT/International Style**

Materials (Enter categories from instructions)

Foundation    **Concrete**

Roof            **Asphalt**

Walls          **Concrete**

other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

University Apartments  
Name of Property

Cook, Illinois  
County and State

**8. Statement of Significance**

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

**Architecture**

**Community Planning and Development**

**Social History**

**Politics/Government**

Period of Significance      1961

Significant Dates          1961

Significant Person (Complete if Criterion B is marked above)      N/A

Cultural Affiliation      N/A

Architect/Builder      Pei, I.M.

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

University Apartments  
Name of Property

Cook, Illinois  
County and State

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### 9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository **University of Chicago; City of Chicago Public Library**

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### 10. Geographical Data

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Acreage of Property **16.21**

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
	16	450754	4627213	3	16	451014 4627249
	2	16	450790 4627249	4	16	451060 4627213

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

University Apartments  
Name of Property

Cook, Illinois  
County and State

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**11. Form Prepared By**

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name/title **Margaret Duggar, University Park Condominium Landmark Designation Committee**  
organization **University Park Condominium Association** date **7/2004**  
street & number **1451 East 55<sup>th</sup> Street** telephone **773/324-1414**  
city or town **Chicago** state **Illinois** zip code **60615**

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**Additional Documentation**

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Submit the following items with the completed form:  
Continuation Sheets

Maps  
A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs  
Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name **University Park Condominium Association**  
street & number **1451 East 55<sup>th</sup> Street** telephone **773/324-1414**  
city or town **Chicago** state **Illinois** zip code **60615**

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1

**University Apartments, Cook County, IL**

The University Apartments (currently the University Park Condominium) are unique modern 10-story twin towers constructed for a middle-income residential development in Chicago during the years 1959 to 1961. They were developed by William Zeckendorf's Webb and Knapp organization to be the signature structures on the Chicago Land Clearance "Hyde Park A" slum redevelopment site which straddled the previous heavily commercial 55<sup>th</sup> Street.

To tie together older residential development to the north and south and to have a more adequate site for a large apartment development, a super block was established and 55<sup>th</sup> Street traffic routed on one-way streets around the apartment complex. University Apartments are situated on a rectangular plot of land running from Ridgewood Court on the west to Harper Street on the east and roughly a quarter of a block north and south from the center of the old 55<sup>th</sup> Street. A separate surface parking lot is located northeast of the apartments on Blackstone Avenue and a smaller parking lot is adjacent to the site to the northwest at the end of Ridgewood Court.

University Apartments' poured-concrete identical towers, designed by I. M. Pei in collaboration with Loewenberg and Loewenberg in a modern International Style, are placed on top of more than a story and a half high rectangular pillars which themselves rise from a concrete platform mall that is raised about two feet above the surrounding public streets and sidewalks. The platform is 468 feet and 11 inches in length by 214 feet in width and 4 inches wide. The central island construction site is just 224 feet in width from property line to property line. An 85 foot wide central garden court separates the two residential towers. Incorporated in the basement under the platform is a connecting 220 car parking garage, four coin laundries, storage cubicles, bike storage, receiving room and other service and utility areas. An additional 85 reserved parking spaces are provided outside the surrounding street perimeter. Included in the nine floors above the platform are 270 apartments in each twin tower.

Each of the nine residential floors has twelve windows on the east and west ends of the building. On the north-south extension, each floor has 108 windows. The windows, measuring 41 inches across including the narrow aluminum frame, are separated by approximately 8-inch columns. The heating units in the building, which are set under the windows, are 4 inches off the floor and are 12 inches high, yielding 16 inches under the windows. The windows are 72 inches high on the side and are arched an additional three

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 2

**University Apartments, Cook County, IL**

inches for a total of 75 inches at the top of the arch. The walls inside extend 96 inches, or 8 feet, from floor to ceiling.

Each of the twin towers is 469 feet in length, 55 feet in width and 94 feet high. The development includes a total of 706,300 square feet. Seventy-two studios each contain about 420 square feet; 102 one-bedroom units, 568 or 606 square feet, and 90 two-bedroom units with three different floor plans include 774, 861, or 893 square feet. Each tower is served by two pairs of elevators, one of each of which is converted to use as a freight elevator as needed. Interior concrete stairs surrounded by cement block walls provide for fire escape near each end of the towers as well as at the middle. Doors provide separation of the central trash disposal, utility core and middle fire escape stairs to divide the tower hallways into two separate sections to reduce the extremely long vistas associated with such a long building.

The ground floor of each building houses two identical glassed-in lobbies, one for each address, under the canopy supporting the upper residential floors. At the ends of the buildings, the canopy is supported on the north-south axis by large foundation columns, really a combination of three columns, one measuring 17 inches by 29 inches, one measuring 19 inches by 28 inches, and one measuring 44 by 16 ½ inches. Between the two end columns on the north-south axis are two of the smaller supporting columns measuring 29 inches by ten inches. Between these supports at the end of the buildings and running the length of the building from east to west are 27 mall-side and street-side outer columns, measuring 29 inches on the north-south axis and 10 inches on the east-west axis. These columns are approximately 15 feet 7 inches apart. Between these outer supporting columns on the north-south axis are two larger inner columns, measuring 29 inches by 29 inches. The outer columns are approximately 16 feet from the two large inner columns which are approximately 14 feet apart. The lobbies incorporate four of the large inner supporting columns measuring 29 inches by 29 inches.

The lobbies are entered by a glassed-in foyer, approximately 12 feet by 12 feet, with mailboxes for the residents on the north and south sides of the entrance. An additional door admits entrants to the lobby whose north-south glass wall extends approximately 36 feet. The east-to-west glass wall extends approximately 27 feet. At the outer end of each lobby on the north-south axis is a glass wall of approximately 8 feet on either side of an approximately 7-foot brown brick wall which houses an elevator bank. The glass sections are joined to the brown brick section by a 32-inch east-west indentation which is also



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 3

**University Apartments, Cook County, IL**

glassed in. An approximately six-foot wide entrance leads to the brown brick hallway housing the two elevators. The first elevator is approximately 4 feet from the entrance is 3 feet across, and is separated from the second elevator, which also measures 3 feet across, by 2 feet. Approximately 4 feet from the second elevator is a sliding glass door, approximately 6 feet wide. The brown brick wall opposite the elevator bank contains a door leading to the stairwell. The brown brick enclosure housing the elevators extends outside the glass walls of the lobby at the point of the 32-inch indentation by approximately 30 inches. The ceiling of the lobbies is approximately 16 feet high.

In addition to the lobbies, the canopy also shelters open spaces of approximately 64 feet from the lobby to the end of the building and approximately 46 feet from the lobby to a brown brick enclosure situated between the lobbies. The brick enclosure houses the offices of the building on the north side and a hospitality room and a bicycle room on the south side.

In 1988, security stations were installed adjacent to the central brown brick enclosure opposite the 1451 lobby on the north side and opposite the 1400 lobby on the south side. These security stations, containing a guard post and a counter where visitors can sign in, are irregularly shaped glassed-in areas designed to resemble the lobbies opposite. The security stations form a triangular extension into the mall, with an approximately 12-foot glass panel attached to the mall-side brick wall followed by 7 feet extending toward the lobby and adjoining a supporting column. A following 12-foot section containing an entrance door faces the lobby and adjoins an approximately 22-foot section facing the street and containing an entrance to the security station area. This section joins an additional 7-foot glass panel attached to the street-side brown brick wall and forms a triangular projection onto the street side of the security station. The width of the brown brick wall itself, which forms one wall of the security station, is approximately 6 feet 3 inches. On the north side, the entrance to the office of the building is located in this brick wall.

The design of the towers is unusual in that the load-bearing exterior screen wall developed jointly by members of Pei's staff and engineer August F. Kommendant is of concrete construction. This wall is divided into a large number of slender columns and shallow spandrel beams, adjacent pairs of each forming the supporting frame for a single window. This screen exterior wall combines lightness and strength. Styrofoam forms were used to construct the poured concrete exterior arched openings into which large, 16

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 4

**University Apartments, Cook County, IL**

inches from the floor to near ceiling height arched windows were fitted without the usual framing. The deeply inset windows and arches provide an attractive consistent and changing sculptural light and shadow pattern. The vertical lines of the window arches when observed at an angle from a distance make the towers appear shorter than their 469-foot length. Surrounding development prevents a full perpendicular view of the full length of the towers from ground level so most people are unaware of the great length of the towers. Only one north/south street, Blackstone Avenue, has its long distance view obstructed by the construction of the towers. Cross streets provide only partial views of the long sides of the towers.

The structure is also unique because of the two-inch thick interior light weight concrete and plaster walls, which allowed the maximum use of space within each unit. All kitchens and baths were fitted with the latest modern design fixtures, appliances and kitchen cabinets. Doors reach within three inches of the ceiling to allow maximum transmission of natural light into interior halls and closets. The units are heated by gas generated steam which is converted to hot water for distribution. Inside room air conditioners were included in each major room having window exposure. Metal screens at the lower end of each window opening mask heat exchange openings for these units and are standard for each window. The large upper portion of the window, including an arch matching the concrete arch, is fixed in a heavy aluminum frame but there is a full-width smaller pull-in window below it to provide fresh air in good weather. This design provides unusual light-filled rooms.

While University Apartments are located within a high density residential community, its 2 ½ **block**-long site enabled the architect to design a structure about 469 feet long within what appears to be a park setting. The architect made every effort to incorporate in a highly urban location the philosophy of the great Swiss-born architect Le Corbusier who advocated that apartments for the masses should be located along or above major rail lines or arterial traffic streets and surrounded by extensive park land. Approaching the buildings from east or west, the narrow twin towers appear to be located on opposite sides of 55<sup>th</sup> Street. As one gets closer and as the street curves around the site, extensive landscaping at both ends, which provides outside recreational space for building occupants, makes it appear that one is entering a park and residential community. Most of the newer development around the subject rectangular site consists of two- and three-story townhouses designed by Harry Weese and constructed in the same general time period as University Apartments on adjacent Hyde Park "A" slum clearance land. Trees

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 5

**University Apartments, Cook County, IL**

line the outside perimeter of the site as well as the streets along the edges of the towers. The interior mall between the two towers was given a large 36 feet in diameter round pool with a fountain and two large raised rectangular planter beds which are deep enough to incorporate good sized trees as well as other landscaping. No apartment lacks a view of some trees. While elevator banks, a meeting room, and some offices limit the view into the mall, floor to ceiling glass enclosed lobbies and many open areas enable a passerby to look under the residential towers to the interior raised mall gardens and fountain located in the center mall and to the street on the other side of the platform. Again this reduces what might be an oppressive presence of such large towers in a generally low-rise residential area. It was hoped that the circular one-way street pattern around the development would encourage slower traffic movement but this did not occur. However, residents crossing the surrounding streets only need to look for traffic from one direction and currently a stop sign on each side and each end of the super block do provide safer crossing points. Four remote triangular lawn areas and two golf-tee shaped islands lie outside the super block but within the University Apartments property adding to the park character of the site.

Though designed to be rental units, the project was converted to condominiums in 1978. Because of security concerns, wrought iron security fencing and two additional security lobbies were added at the mall level. The new security lobbies are set at an angle and the glass panels do not run the full ground to ceiling height of the original lobbies. This action closed off the movement of neighborhood pedestrian traffic under the towers. Also at that time a swimming pool and bath house were constructed on the site of the original children's playground at the west end of the super block as a result of the occupancy becoming increasingly adults. Some of the interior design and furnishings of the original lobbies was also changed at that time. None of these changes have impacted the integrity of the University Apartments.

Although University Apartments were built as a part of a larger redevelopment plan that included approximately 250 townhouses and a shopping center, the integrity of the plaza and the townhouses has been compromised over the years. Outside of being located nearby, but not really adjoining, the apartments, there was no significant design relationship between the shopping center and the University Apartments on the "island." The buildings of the shopping center have been so extensively rebuilt and remodeled that the original phase of construction is essentially no longer extant.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 6 **University Apartments, Cook County, IL**

The two-story townhouses, located along the perimeter of the island, were constructed with their rear elevations facing University Apartments; the front entrances of the townhouses overlook smaller interior courtyards. The elevations of the row houses facing University Apartments have been randomly altered to suit the tastes and maintenance issues of individual owners in the years since their original construction. The doorways, windows, and sometimes even the tuck pointing vary considerably from unit-to-unit, with few retaining their original design integrity.

On the south side of the island, the University Apartments largely face the cut-off side walls of existing north/south oriented buildings dating from earlier periods of Hyde Park's development. There are isolated banks of contemporary row-houses that face 55th Street on the south side of the street, but they are at the outer edges of the island.

University Apartments differ from other buildings constructed as a part of the Hyde Park redevelopment. At ten stories high, the apartments tower over the rest of the neighborhood, which is predominately made up of two and three story buildings. The apartments were also built of lightweight concrete, a stark contrast to the buff brick used on the townhouses and shopping center. (The shopping center no longer retains the buff brick it had when it was constructed.) The island on which the apartments are located, measures over 700,000 feet long, physically distinguishing the apartments from the rest of the development.

The design and the setting of University Apartments are unique to Hyde Park and clearly demonstrate that the complex acts as a gateway to the neighborhood. The apartments have sufficient significance and integrity to merit individual listing in the National Register of Historic Places.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 7

University Apartments, Cook County, IL

**Statement of Significance**

The University Apartments, currently known as the University Park Condominium complex, located in Chicago at 1401 and 1451 East 55th Street and 1400 and 1450 East 55th Place respectively, meet Criteria A and C for local significance for listing in the National Register of Historic Places. The complex, consisting of two separate identical ten-story apartment buildings located on either side of a central landscaped mall containing a fountain and connected by an underground garage, was designed by the architectural firm of Loewenberg and Loewenberg and architect I. M. Pei.

Under Criterion A, the apartments reflect the broad patterns of Chicago's history and the path-setting federal, local, and University of Chicago efforts to use public powers and public money to promote neighborhood redevelopment, to preserve the viability of the near-south Hyde Park - Kenwood communities, and to secure affordable housing while maintaining the historic character of Hyde Park. Planned as the pivotal signature component and design anchor of the first major redevelopment in Hyde Park known as Land Clearance Sites A and B, University Park was part of an effort which provided a template for the most successful urban renewal programs carried out in Chicago and in the nation under a federal law written by University of Chicago staff and pushed through Congress by influential members of the University Board of Trustees, staff, and faculty. This project relates specifically to the area of Social History in reflecting efforts to promote the welfare of Chicago and its residents in maintaining significant cultural institutions, such as the University of Chicago on the South Side of Chicago. It also reflects the area of Politics/Government in its connection to legislative efforts to fund and promote cultural and racial diversity by providing affordable housing in a university neighborhood. The urban renewal effort was also distinctive in that it involved grass roots participation by community groups, religious leaders, and University administrators, who exerted considerable influence on the plan that eventually emerged. Hyde Park Land Clearance Projects A and B were distinctive because community groups along with the University of Chicago requested them. The apartments are also important for Community Planning and Development, for their association with a new approach to Urban Renewal. University Apartments stand as one of the best tangible representations of a significant period of change, transition, and crisis in Chicago's urban evolution. There are other developments of the same period that were a response to urban change in both a local and national context, but none with uniquely "Chicago" social and political factors that resulted in the creation of University Village.

University Apartments are also significant under Criterion C (Architecture) for method of construction because of the structural and design innovations employed in the building. The University Apartments represent an early innovative use of fiber glass forms for poured-in-place concrete structures.<sup>1</sup> Another outstanding design characteristic is the external pillars which support the buildings and create an effect of openness, light, and space, in part by allowing pedestrians on all surrounding streets to look through the landscaped garden mall to the streets opposite. Situated in the midst of a major traffic artery, the buildings

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 8

**University Apartments, Cook County, IL**

divide the original 55th Street and embody the garden-in-the-city concept espoused by Le Corbusier.<sup>2</sup> The dominant and most distinctive architectural feature of the buildings is the use of closely-set arched windows, virtually floor-to-ceiling and a major component of the compelling building facade. These features reflect architect I. M. Pei's early and continuing interest in geometric shapes now prominent in many of his landmark structures such as the visitor's entrance at the Louvre and the east addition to the National Gallery of Art in Washington, D.C.

The period of significance is 1961, the year the apartments were completed. Although completed only forty-three years ago, the key role the complex played in an innovative redevelopment design emphasizing conservation and neighborhood integrity, as well as reassuring existing community residents that the University would stay in the area, merits the complex's listing in the National Register under Criterion Consideration G, established for buildings achieving significance in the last fifty years. The University Park Apartments complex has stood as a symbol of a redevelopment effort that secured the University of Chicago's continued presence in the Hyde Park neighborhood, that promoted a culturally and racially diverse neighborhood with substantial affordable housing, and that preserved the historic character of Chicago's first suburb, annexed to the city in 1889. Additionally, the construction of the buildings employed what were, at the time, innovative structural components and the striking International Style architecture continues to attract both public and professional notice. The design follows the philosophy of Le Corbusier, the famed Swiss-born architect who advocated that multi-family housing should be placed in a park-like setting along major transportation routes. Although the towers in their east-west expanse along 55th Street are very long, the exterior treatment dominated by large, inset vertical windows masks their length because there are no long views from the north or south that enable pedestrians to see the buildings in their entirety from a distance. Viewed from east and west, the structures appear like two narrow vertical towers straddling 55th Street. The innovative use of poured-in-place concrete made these design features possible at a reasonable cost.

The original apartments were planned as smaller rental units that would attract many of the younger staff at the University of Chicago. Following its conversion to condominium in 1978, University Apartments has attracted a very diverse occupancy in the racial, ethnic, age, educational, and economic characteristics of the residents. This diversity was the stated aim of the Hyde Park-Kenwood Urban Renewal programs, which called for selective clearance of the most dilapidated structures in the redevelopment area and rehabilitation or restoration of remaining structures.

University Apartments clearly serve as a focal point for the Hyde Park redevelopment project. The twin buildings, which divide the old and new developments, were intended to be highly visible symbols of the community's "rebirth." The apartments achieved this affect through their location, size, materials, and setting, which were entirely different from the nearby townhouses and mark their independence from the rest of the development. There is no apparent relationship between the hi-rise and the townhouses: the front elevations

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 9

**University Apartments, Cook County, IL**

of the University Apartments face the *rear* elevations, they are made of concrete as opposed to brick, and they are much taller than the townhouses that surround it. Perhaps the most distinctive characteristic of the University Apartments complex is that its designers created a self-contained residential/park environment through the radical manipulation of the most essential characteristic of the cityscape -- Chicago's rigid grid of ruler-straight streets.

The construction of the Modernist ten-story towers represented the University of Chicago's commitment to the neighborhood. Instead of just replacing old townhouses with new ones, they created a highly visible and bold design statement. The towers assured Hyde Park residents that the University was staying put.

#### History of Hyde Park

Hyde Park, whose redevelopment led to the construction of the University Apartments, began as one of the most desirable lakefront communities in which to reside. Originally established in the 1800s as the first suburb of Chicago, it has had, partly as a result of a liberal intellectual community associated with the University of Chicago, a diversified population and housing supply along with supporting commercial services and highly respected elementary and high schools. Major public recreational facilities--beaches and parks such as Jackson Park, Washington Park, and Midway Plaisance -- complement the gracious housing of much of the original development. Washington Park to the west, designed by Frederick Law Olmstead, and Lake Michigan to the east, fronted by Jackson Park, combined with the Midway Plaisance to the south on the University of Chicago campus, create a virtual green belt around the neighborhood. Commuter access to downtown Chicago is available over Lake Shore Drive by automobile and bus and by a Metra electric line (formerly the Illinois Central Railroad).

Two major institutions located in Hyde Park -- the Museum of Science and Industry and the University of Chicago -- are known worldwide and employ many people who live in the area. The University has the larger and the most diverse employment base along with a very major economic investment -- buildings, grounds, support facilities, etc. In addition, many of the enrolled students reside nearby.

Other than Hyde Park's founding in 1853 by New York lawyer Paul Cornell, who purchased 300 acres of property extending from 51st to 55th Street (outside Chicago's city limits), the most influential events in Hyde Park's history were the opening of the University of Chicago in 1892 and the presence of the Columbian Exposition of 1893.<sup>5</sup> In order to enhance the desirability of Hyde Park, Cornell deeded sixty acres to the Illinois Central Rail Company in exchange for a train station and a promise of twelve daily trips to Central Depot in Chicago's developing commercial core.<sup>6</sup> Initially many wealthy families constructed summer homes near the lakefront, many of which remain. Convenient street car service quickly added to Hyde Park's accessibility for middle and lower income residents.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 10 **University Apartments, Cook County, IL**

Cornell had no wish or plan to bring heavy industry to Hyde Park. The second issue of The Hyde Park Herald (founded in 1882) described the north end of the village as the "choicest, most elegant part ... with refined and proper residents" while the south end was described as "blue collar." The Herald further reported that "the Village has a pumping station, public works department, and a small corps of volunteer firemen."<sup>7</sup> At that time the Hyde Park township boundaries were 39th to 138th Street and State Street east to the Lake. The north end from 47th Street to 51st Street became the site of many large mansions in an area now known as South Kenwood, and the south end eventually housed the University of Chicago between 58th and 60th streets and Cottage Grove to the west and Harper Avenue to the east. The area south of 60th to 67th Street became known as Woodlawn.

Hyde Park and Kenwood residents acted quickly to enhance cultural life, forming the Hyde Park Literary Society, the Kenwood Social Club, the Kenwood Tennis Club, the Lyceum, and the Philosophical Society to promote social, intellectual, and aesthetic activity. The Rosalie Music Hall on 57<sup>th</sup> Street housed various public meetings, lectures, concerts, and plays. The pleasant physical setting of Hyde Park-Kenwood and the social/cultural panache caused many of Chicago's wealthiest businessmen, including University trustees Martin Ryerson, Harold Swift, and Julius Rosenwald to build impressive homes in the area. Prosperous middle class families and the majority of the University faculty joined them, attracted by comfortable housing within walking distance of the campus. Architects and architectural firms of national reputation including Frank Lloyd Wright, George W. Maher, Holabird and Roche, Wilson and Fox, Marshall and Fox, Alfred Alschuler, Solon Beman designed many area homes.<sup>8</sup>

The opening of the University of Chicago in 1892 was the culmination of Cornell's goal of gaining an institutional anchor and a defining hallmark for Hyde Park. The campus buildings, inspired by the Gothic architecture of many European institutions of higher learning, were made possible by a very generous financial contribution from John D. Rockefeller and others such as Marshall Field, who donated real estate and significant financial support.<sup>9</sup> Architects who designed the University's Gothic buildings also secured other commissions in Hyde Park. The University's first architect and the creator of its campus plan, Henry Ives Cobb, built three houses in Hyde Park in the 1890s, one for University President William Rainey Harper. Dwight H. Perkins, who incorporated ornamentation based on Midwestern fauna in his "Prairie Gothic" design for Hitchcock Hall, produced three Hyde Park residences.

The fashionable architect of many North Shore estates, Howard Van Doren Shaw, completed more than fifteen commissions in the neighborhood, many of them sophisticated adaptations of English manor houses, in addition to the University's Quadrangle Club.<sup>10</sup> Horace B. Mann, brother of a University physics professor, and his firm of Mann, MacNeille and Lindberg, designed four separate complexes of linked row houses that came to be called "professors' houses." These row houses on shady Hyde Park streets offered all the amenities of comfortable upper-middle-class life and epitomized the successful integration of a large



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 11 **University Apartments, Cook County, IL**

university into a prosperous residential neighborhood.<sup>11</sup>

In addition, the 1893 Columbian Exposition had a wide-ranging effect on the architectural environment of Hyde Park and Woodlawn. Literally hundreds of houses were built for workers and visitors. Some were meant to be temporary and others were built with substantial modernized conveniences such as water heaters and indoor plumbing. The Jackson Park Elevated line on 63<sup>rd</sup> Street was completed and opened on the first day of the Fair, May 1, 1892, in time to convey visitors to the site. The Illinois Central Railroad started express train service from downtown Chicago to the 63<sup>rd</sup> Street entrance to the Fair. The 63<sup>rd</sup> Street surface line that also served Fair visitors became one of the most heavily traveled east-west segments of the system.<sup>12</sup>

The housing constructed for the Exposition and the presence of the University of Chicago in Hyde Park created an ambience that attracted many artists and intellectuals in the early 1900s, and Hyde Park has associations with other well-known people as well. Amelia Earhart graduated from Hyde Park High School. Lorado Taft, who created the "Fountain of Time" sculpture at the western end of the Midway Plaisance, lived at 60th and Ingleside. An artist's colony grew up on 57<sup>th</sup> Street near Stony Island where wooden buildings, formerly souvenir stands during the Fair, attracted a group of young bohemians under the influence of artist and writer Floyd Dell. This lively artists' colony included Margaret Anderson, founder of the influential Little Review Harriet Monroe, editor of Poetry Magazine, an assertive voice for modern expression; sometimes controversial realist writers and poets such as Theodore Dreiser, Edgar Lee Masters, Vachel Lindsay, and Carl Sandburg; and journalists like Ben Hecht who were both participants in and publicists for the new movements in the arts.<sup>13</sup>

University members frequented the colony and attended readings and informal discussions by writers such as Robert Herrick, William Vaughn Moody, and Robert Morse Lovett, all members of the faculty. Divinity School professor George Burman Foster acquired a non-academic following as a champion of the philosophy of Friedrich Nietzsche. The University offered frequent public lectures, concerts, and educational programs featuring among others Theodore Thomas and Frederick Stock, the first two conductors of the Chicago Symphony Orchestra. Attracted by an active cultural life, commuting professionals made their homes in high-rise luxury apartment buildings and residential hotels constructed between the Illinois Central tracks and the lakeshore or in substantial houses on side streets near the University campus.<sup>14</sup>

From his early days as a corporate lawyer until his death in 1938, Clarence Darrow lived in the Midway Apartment Hotel on 60th Street near Stony Island Avenue. Darrow, for whom the University and Hyde Park community provided an ideal intellectual environment in which to explore unconventional ideas, made his home a gathering place for University scholars and others interested in the life of the mind. They constituted an informal "biology club" that met to discuss current developments in biology, psychology, anthropology, geology, astronomy, and biblical interpretation, all important when Darrow defended Scopes in the Tennessee "monkey" trial. Darrow also defended Leopold and Loeb, two Kenwood youths convicted of

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 12

**University Apartments, Cook County, IL**

murdering Bobby Franks, a neighborhood schoolboy.<sup>15</sup>

In spite of a post-Fair slump, construction continued from 1893 to 1920, adding to existing housing for artists and intellectuals. Commonly seen were patterns of mixed-use, six-flat walk-up apartment buildings between larger structures with a variety of commercial uses. There was much variation in the land use pattern, but some retail areas developed along streets served by mass transit -- especially 55<sup>th</sup> and Lake Park in Hyde Park and 63<sup>rd</sup> Street in Woodlawn.

The housing and transportation brought by the World's Fair continued to diversify Hyde Park's population. First- and second-generation German, Irish, Czech, Italian, and Polish immigrant families moved into the small workers' cottages vacated after the Columbian Exposition, while African—Americans found housing in restricted areas near the Illinois Central tracks and along alleyways. German and Russian Jews, who had migrated south from the Loop through a succession of neighborhoods, settled in Hyde Park-Kenwood in large numbers and by the end of the 1930s made up forty per cent of the neighborhood's population.<sup>16</sup>

A particular land use area was at the lakefront and in East Hyde Park with the construction of more than one hundred hotels in the first twenty years of the 20th century. In 1926, the Hyde Park Herald reported more than 150 hotels in Hyde Park and Jackson Park valued at more than \$174 million. Some of these were older buildings constructed for World's Fair Visitors which had maintained their status as fashionable residences and long-term residences. Problems began when some of these started accepting transients in the 1930s and 1940s.<sup>17</sup>

As early as the 1920s, demographic changes affecting many other large Midwestern and Northeastern cities were noted in Hyde Park-Kenwood as well. Shifting patterns of economic growth and migration of African Americans from the rural south began to have an impact. In Hyde Park, these changes were particularly evident around 55<sup>th</sup> Street and Lake Park, adjacent to the area where University Park now stands. In anticipation of the World's Fair, many taverns and liquor stores opened up during the 1890s. An 1877 law restricted taverns to the area between 54<sup>th</sup> and 56<sup>th</sup> streets on Lake Park Avenue. As a result more than fifteen taverns occupied the area by the early 1900s.<sup>18</sup> These caused the area around 55<sup>th</sup> Street and Lake Park Avenue between the Illinois Central tracks and Harper Avenue to become an entertainment and amusement center with bars, taverns, and several movie theaters. Gambling houses were identified in backrooms and at newsstands and bars along Lake Park Avenue. As early as the 1930s, numerous juvenile crimes were reported in Hyde Park: assault, breaking windows, burglary, fighting, use of rifles, vaguely defined sex offenses, selling papers without a permit, and homelessness were among the most often reported crimes. A persistent crime was bike theft, most often perpetrated by the Dorchester Gang. As a result, several neighborhood programs were initiated for teenagers, even after several vandalized the Hyde Park Neighborhood Club. A high concentration of criminal activity happened on 54<sup>th</sup> and 55<sup>th</sup> streets between Harper and Dorchester avenues, working out of a police station at 52nd and Lake Park, juvenile officers found their caseload tripled

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 13 **University Apartments, Cook County, IL**

by the mid 1930s. Large walk-up buildings around 55th and Dorchester were designated "rogues' orphanages" where juvenile delinquents lived without adult supervision.<sup>19</sup>

An early resident remembered fondly "the quality and diversity of the shops" on 55th Street extending from Lake Park to Cottage Grove but also recalled "a saloon on the corner known as The Wharf" which had a very questionable reputation because it was inhabited "by many women who blonded their hair ... A few doors down was a very famous Hyde Park saloon known as Hanley's ... which remained open during Prohibition ... It was particularly popular with University professors" as well as streetcar motormen and conductors and truck drivers.<sup>20</sup>

In addition to the deterioration around 55<sup>th</sup> Street and Lake Park, Kenwood properties which had been neglected during World War I and the Depression declined. Since there was minimal construction within most of the South Side (39<sup>th</sup> -95<sup>th</sup> streets and State Street to the Lake) from the early 1920s through the late 1930s, much of the construction that had not deteriorated by 1939 became dilapidated during and after World War II due to lack of materials and shoddy maintenance and poor or no upkeep.<sup>21</sup> It was a period of racial transition during which landlords neglected buildings rented to African Americans who paid rates much higher than those paid by white tenants. Poorer residents from the blighted, overcrowded surrounding areas to the north and south of Hyde Park overflowed into Hyde Park-Kenwood. Many wealthy and middle class families abandoned the area.<sup>22</sup>

World War II and the 1940s brought a 42% increase in the non-white population while the white population remained static. Buildings which were formerly large family apartments or houses were divided into smaller spaces to accommodate more people. Exploitation of the poor was underway in the area. Criminal activities rose. During the 1950s obsolescence was evident in retail areas along Lake Park, particularly at 55<sup>th</sup> Street. The upper floors of walk-ups on 55<sup>th</sup> Street were havens for low-grade criminals that congregated around the now seedy taverns. At the University of Chicago, faculty was difficult to recruit and student applications dropped by 60%. By the early 1950s, rumors spread that the University would abandon the area.<sup>23</sup>

During this time, problems of deteriorating neighborhoods, white flight and hostility among the races were common throughout Chicago as in other northern industrial cities. No one had found a way to combat these problems. Many thought there was no solution and the neighborhoods would become slums. The Head of the Chicago Commission on Human Relations, Thomas Wright, tried to stimulate various local groups to face issues of race relations and conservation in 1946. He approached the University and the Hyde Park Planning Association on these matters.<sup>24</sup> At that time, neither group was interested in addressing the question of racial integration. They preferred that the neighborhood be white and academic.

However, because demographic changes in Hyde Park beginning in the 1930s through the 1940s were of great concern to local community groups and the University, studies were commissioned to address

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 14

**University Apartments, Cook County, IL**

increasing juvenile delinquency, older single-family homes converted to multi-unit walk-up apartment buildings in central Hyde Park, and campus safety for both people and property. African-Americans escaping the Black Belt neighborhoods were extending into Hyde Park from the north and west. They were settling into the area around Drexel Square in northwest Hyde Park where homes were owned by whites, but large apartment buildings on Drexel Avenue quickly became tenanted by low-income African Americans and poorer whites. After the 1948 Supreme Court decision (*Stanley v. Kramer*) declaring use of restrictive covenants unconstitutional, the African American population of Northwest Hyde Park increased dramatically. Northwest Hyde Park residents led by Victor Towns met with new arrivals to discuss setting common goals and aspirations for that part of the community.

Subsequent to the 1948 Supreme Court Decision, despite the efforts of Towns, the wider community groups took no real action to confront problems in Hyde Park until 1949 when the Social Order Committee of the 57<sup>th</sup> Street Meeting of Friends (Quakers) met to consider their next year's program.<sup>25</sup> They decided to address issues concerning the neighborhood, namely, housing and race relations. As a first step, they approached Mr. Wright, the Human Relations Commissioner, to determine what was being done in Hyde Park and what they could do to help. Mr. Wright contended that nothing constructive was being done in Hyde Park, Chicago, or anywhere else in the country. He suggested that new ideas start in Hyde Park.

The Social Order Committee planned a gathering of interested parties from other agencies and institutions, determined to include persons from various religions and races.<sup>26</sup> After Lester Pennington, Unitarian minister, agreed to chair a meeting at his church, those attending formed the Hyde Park-Kenwood Community Conference (HPKCC), a racially integrated and interfaith organization.<sup>27</sup> Its goals were to address problems of housing, race relations, and crime with the purpose of maintaining a stable, prosperous, and integrated community. Some members of the University faculty were involved, but the University administration was not interested in cooperating with the Conference at that time.

Over the next two years, 1949-51, the Conference worked at developing and implementing plans to conserve and rehabilitate the area. They determined that it was not possible to stop the decline without removing the blight-producing factors and rebuilding, modernizing, and providing the facilities and atmosphere essential to a desirable community.<sup>28</sup> The University, as the wealthiest and most powerful institution in the area, would have to be persuaded to join the effort.

In 1952, with a new chancellor, Lawrence Kimpton, the University of Chicago committed its extensive resources to stabilize and redevelop Hyde Park.<sup>29</sup> A mass meeting called to discuss crime resulted in the appointment of a committee of five headed by Chancellor Kimpton and including community leaders. The committee proposed creation of a new coordinating organization to deal with the problems of Hyde-Park-Kenwood as well as the surrounding communities of Oakland to the north and Woodlawn to the south. Thus, the South East Chicago Commission (SECC) was born in 1952 with Chancellor Kimpton as its chair and

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 15 **University Apartments, Cook County, IL**

Julian Levi, also a strong champion of Hyde Park redevelopment, as its director. The goals of the SECC were to increase police protection, enforce building codes, promote residential stability, and draw up a plan for redevelopment of Hyde Park's most seriously deteriorated areas.<sup>30</sup>

To accomplish these goals, the Hyde Park-Kenwood Community Conference and the South East Chicago Commission, the latter strongly sponsored by the University of Chicago and other community leaders and headed by Julian Levi, pushed passage of state and federal legislation which provided access to major funding for community conservation in Hyde Park. The HPKCC and the SECC did not always agree on matters of policy, but they did share a common interest in confronting crucial issues such as poverty, crime, residential displacement, urban planning, and racial integration which few other urban communities had addressed.

### **History of Urban Renewal**

Because of the economic stresses of the Great Depression and the drain on economic resources for the wartime effort in World War II, urban areas around the country suffered from neglect and decay. In addition, migrations from rural areas, particularly the South, to the industrial North by those in search of wartime jobs put additional strains on urban housing stocks and their supporting commercial areas. In the post-World War II era, as suburban housing became widely available and automobile ownership made commuting feasible, neglect and deterioration of older inner-city housing stock and commercial facilities appeared poised to accelerate, and many feared such areas were doomed to decay.

The problems with which Hyde Park, the University of Chicago, and the City of Chicago were struggling were affecting cities nationwide and therefore attracted the attention not only of city and state governments, which were losing their tax base, but the concern and interest of the federal government as well.

After World War II ended in 1945 the country could focus again on national problems. In the late 1940s and late 1950s, much attention focused on the existence and expansion of slum conditions, slum landlords, and related problems. While slums were not a new phenomenon, they were considered a drag on the post-war local economies. They produced few tax dollars and became areas of concentrated social ills. As Hyde Park and the University of Chicago struggled with such problems through the South East Chicago Commission, government at the local and national levels gave much thought and attention to programs to counter slums and blighted areas through public legislative and administrative means and funds. National, state, and local governments passed laws to facilitate the clearance of such deteriorated areas through legal means.

In preparation for such activities, the Chicago Plan Commission completed a study that ranked the various communities in the city according to their physical condition as well as other indices, designating them blighted, appropriate for conservation, stable, etc.<sup>31</sup> Through the efforts of various parties, including the

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 16 **University Apartments, Cook County, IL**

University of Chicago, the State of Illinois and the City of Chicago passed legislation to permit the creation of an agency primarily empowered to oversee redevelopment efforts.

As a result, the Chicago City Council created the Chicago Land Clearance Commission (CLCC) to engage in acquisition and clearance activities. This action was accomplished on September 26, 1947, under the authority of the Illinois Blighted Areas Redevelopment Act of 1947.<sup>32</sup> The CLCC used its powers on a major scale in the Lake Meadows and Prairie Shores projects on the south side of Chicago. It was also active on a smaller scale in real estate acquisition and clearance for the Hyde Park A and B and Lincoln Park projects.

In the context of these actions, the City and the University, through the SECC (formed in 1952), created a plan for redevelopment of an extensive area of Hyde Park centered on 55<sup>th</sup> Street and Lake Park Avenue. The initial plan for redevelopment was drawn by the University's Planning Unit and underwritten by the Field Foundation of Illinois. In 1953, The University of Chicago and the SECC revealed the plan to remove "areas of blight and obsolescence" particularly around 55<sup>th</sup> Street and Lake Park Avenue.

The Chicago Land Clearance Commission was assigned the task of initiating a plan of action. The staff of the CLCC then undertook the necessary research and planning which resulted in the preparation of a project plan identified as the "SLUM AND BLIGHTED AREA REDEVELOPMENT PROJECT HYDE PARK A PROJECT UR ILL. 6-7." Project Hyde Park A, in which University Park Condominiums, formerly University Apartments, and adjoining properties are located, is an irregularly shaped area of 42.7 acres, bounded generally by the Illinois Central right-of-way on the east, by 57<sup>th</sup> Street on the south, by Kimbark Avenue on the west, and 54<sup>th</sup> Place on the north. (See maps on continuing pages.)

The Commission formally accepted Project Hyde Park A on June 28, 1954. The City Council approved Project A on July 28, 1954, and the Illinois State Housing Board did so on August 6, 1954. The original redevelopment plan for the entire area was approved by the Commission on October 27, 1954, and by the City Council and the Illinois State Housing Board on December 22, 1954, and January 17, 1955, respectively. The Capital Grant contract for Project Hyde Park A was approved by the Housing and Home Finance Agency in February 1955.

Although Hyde Park Plan A required considerable land clearance centered around 55<sup>th</sup> and Lake Park, the planning agencies were concerned with conservation and preservation of the neighborhood as well. Hyde Park Projects A and B were designed as an initial phase of a comprehensive program of conservation for the Hyde Park-Kenwood community. The implementation of the conservation efforts was transferred to the Community Conservation Board of Chicago. This Board evolved when, in 1952, the Metropolitan Housing and Planning Council of Chicago -- a non-profit association of private citizens -- sponsored an exhaustive study of conservation. The study analyzed all known previous organized attempts to stop neighborhood decay, not only in Chicago but throughout the nation. Recommendations based on this study resulted in the

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 17

**University Apartments, Cook County, IL**

Urban Community Conservation Act -- the first law of its kind in the United States -- passed by the Illinois Legislature in 1953. Under this law, the City Council authorized and the Mayor appointed the Community Conservation Board of Chicago. The following year, Congress passed the Housing Act of 1954, making federal financial aid and also mortgage insurance available in communities undertaking local conservation programs.<sup>33</sup>

As a result of the actions of these agencies, the Hyde Park-Kenwood conservation area was designated on May 10, 1956. The boundaries of the area were 47<sup>th</sup> Street to the north, Lake Michigan to the east, Cottage Grove Avenue to the west, and the University of Chicago or 59<sup>th</sup> Street to the south. (See maps on continuation sheets.) The Hyde Park-Kenwood Urban Renewal plan for Project No. III R-I, approved November 7, 1958 by Chicago's City Council, moved into execution in June of 1959, when the Housing and Home Finance Agency provided its approval.

The Hyde Park-Kenwood communities involved approximately 60,000 persons living within a two-square-mile area. The project itself emphasized the conservation and rehabilitation of approximately 2,200 residential buildings scattered throughout the Hyde Park-Kenwood communities. Approximately 1,400 of these buildings were single-family houses, two-flats, or three-flats. The remaining buildings were multi-unit buildings, either elevator-type or walk-up. In addition, renewal activities in the area involved the acquisition and clearance of approximately one hundred acres for various re-uses set forth in the renewal plan. Major rights-of-way adjustments to occur in the community included the following: the realignment of Lake Park Avenue from 47<sup>th</sup> Street to 54<sup>th</sup> Street to abut the Illinois Central right-of-way and the widening of 55<sup>th</sup> Street from Cottage Grove Avenue to Kenwood Avenue. The total size of the Hyde Park-Kenwood conservation area was 855 acres. Located within the Hyde Park-Kenwood renewal area were the redevelopment projects of the Chicago Land Clearance Commission, Projects A and B.<sup>34</sup>

A major part of the Hyde Park Project A land was designated for row houses or detached single-family houses. High-rise structures were to be located so that they would not intrude on the surrounding walk-up apartments, row houses, and single-family structures. Insofar as possible, traffic was to be diverted from the residential part of Hyde Park. A shopping center was specified for Hyde Park Project A, properly related in size and location to the residential area. Execution of the plan required acquisition of all property in the project area except for a neighborhood club, a four-story residential structure, an electrical substation, and two commercial buildings. These properties were not to be acquired, provided they conformed to the redevelopment plan.

Clearance for Hyde Park Projects A and B began May 10, 1955, with the demolition of an old house at 5456 S. Blackstone by the CLCC. The Commission worked around 55<sup>th</sup> and Lake Park that year, then continued west on 55<sup>th</sup> Street. Over 15,000 neighborhood residents were displaced when the initial stage of work began in 1955 with the demolition of the substandard buildings. By 1958, large tracts of land had been cleared and

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 18

**University Apartments, Cook County, IL**

construction began on new apartments, townhouses and a shopping center.

While clearance projects were underway, segments of the public protested that large scale clearance was not necessary or appropriate in many communities in order to upgrade them. The Hyde Park-Kenwood Community Conference and the Archdiocese of Chicago opposed the Hyde Park Urban Renewal Plan because it excluded any provision for public housing. The plans were modified to include several hundred public housing units, but that number was reduced to sixty that were specified for the elderly and a small number for families.

New construction in the Hyde Park redevelopment effort began in August 1958. Webb and Knapp completed construction of the two high-rise apartment buildings designed by I.M. Pei and known as University Apartments (540 units) in 1960-61 and the nearby row houses and shopping center designed by Harry Weese and Associates at an estimated cost, exclusive of land, of \$14,588,620. Project execution expenditures for Hyde Park Project A were provided entirely from CLCC funds. The total project cost estimated at the time for Hyde Park Project A was \$9,355,420. The federal capital grant was \$6,236,954 of which \$5,340,324 was received in capital grant progress payments. The local share of the project cost of \$3,118,478 consisted of \$3,068,478 in cash and \$50,000 in credits for project improvements provided by the City of Chicago.

In a final summing up, the Hyde Park R-1 urban renewal area encompassed 855.8 acres of which 264.4 acres were used as streets and alleys. The balance of 591.4 acres included 101.20 acres which mostly constituted properties to be acquired for clearance and redevelopment. These areas held 630 structures of a total of 3,079 structures in the total project area for a percentage of 20.54. Similarly, the acquired properties designated as living units included 5,941 of a total of 29,321, equaling a percentage of 20.30.<sup>35</sup>

The estimated total cost of implementing the renewal plan was announced at about \$39,665,221 with the federal government's share at \$28,312,062 and the local share (City of Chicago, Chicago Park District, Chicago Board of Education, and the Chicago Land Clearance Commission) at \$11,353,159.<sup>36</sup> About 35 acres of the cleared land was planned for residential use at various densities, 36 acres for park and play lot uses, 16 acres for institutional facilities, and 8 acres for commercial space.<sup>37</sup>

Over the years since the inception of the conservation plan, there has been considerable investment in the community. The University of Chicago has invested on a grand scale in new and renovated buildings for various uses, including infrastructure and related facilities. New shopping facilities have also been added and public agencies have upgraded schools and parks.

Conservation efforts in Hyde Park were far more sympathetic to the neighborhood than the more extensive demolition efforts in the Prairie Shores Project.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 19

University Apartments, Cook County, IL

### Prairie Shores

Prairie Shores is comprised of five 19-story rental apartment buildings containing about 1,675 apartments each. The buildings are located along King Drive between 26<sup>th</sup> Street and 31<sup>st</sup> Street in Chicago. They were built on 19 acres of land cleared by the Chicago Land Clearance Commission as part of a "slum" clearance project identified as the Michael Reese-Prairie Shores Redevelopment Project completed in 1961, as was the University Park Condominium complex. The Michael Reese portion of the project was for the expansion of a general hospital of that name. About 14.0 acres were acquired and cleared for that facility. The site plan for the apartment buildings included areas set aside for a convenience shopping center with 1.4 acres for 6 stores, a restaurant, and a service station, and 3.8 acres for a private park with 2 playfields, tennis courts, and a shelter pavilion.<sup>38</sup> Financing of the residential buildings was accomplished by mortgages insured by the FHA under Section 220 of the National Housing Act.

Much, if not all, of the general area including and surrounding the Prairie Shores project site had been designated as "blighted" by earlier citywide studies which were reaffirmed later by the clearance agency's more detailed studies. The Chicago Land Clearance Commission, organized in 1947 to implement Illinois legislation related to the Blighted Area Redevelopment Act,<sup>39</sup> gained the power to acquire and clear land defined as blighted for private and public redevelopment. The land for the apartment buildings was reportedly sold in May 1951 to the firm of Draper and Kramer.<sup>40</sup> Construction was reported as completed in December 1961. The apartments included efficiency, one-bedroom, two-bedroom, and three-bedroom models. The buildings were constructed of reinforced concrete with curtain walls of enameled steel and glass with different colors used in the enameled steel corners of each building.

Most of the land in the project area and the surrounding areas as well was determined to be covered by a mixture of commercial, industrial, and institutional uses and various types of housing, which were old and deteriorated to the point of being "blighted." The various community facilities -- parks, playgrounds, etc. -- were also found to be inadequately supplied.<sup>41</sup>

Other land clearance projects occurred directly to the south of the Prairie Shores project. The Lake Meadows housing complex, the first CLCC project, utilized 100 acres to support multi-level apartment buildings with 2,000 apartments, a regional shopping center, a neighborhood park, and an elementary school.<sup>42</sup> To the west of the Prairie Shores development, land was cleared for the Dunbar Vocational School, an expansion of an existing elementary school, and space for the Prairie Courts public housing complex.<sup>43</sup>

The initial push for the upgrading of the South Central area, including the Prairie Shores site, was instituted by the Michael Reese Hospital and the Illinois Institute of Technology along with a few local business interests. The IIT school was also interested in expanding their complex and sought some 7 to 10 acres of land along State Street for that goal.<sup>44</sup>

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 20

**University Apartments, Cook County, IL**

These actions contrast sharply with the effort that was expended to retain the historical character of Hyde Park and with the signature role of University Park, formerly University Apartments, in rejuvenating the 55<sup>th</sup> Street area without significantly altering the residential ambiance of the university neighborhood. Indeed, I.M. Pei's creative use of Le Corbusier's concept of a park-like setting for urban housing makes possible a tolerable population density without environmental stress from monumental constructions.

### **Lincoln Park Area**

The Lincoln Park community in many respects was very similar to the Hyde Park community in past decades. Both have lakefront locations with beaches and parks and support facilities along with a diversified housing stock and population base. Most of the development in the Lincoln Park area, as in the Hyde Park area, occurred prior to 1900. An initial survey of Lincoln Park buildings in 1961 claimed that about 30% of all the structures there were considered substandard.<sup>45</sup> There was evidence, however, that private market investment sources tended to be more attracted to the Lincoln Park area than may have been the case in Hyde Park. Nevertheless, local community and wider municipal interests decided that urban renewal/ conservation efforts in the Lincoln Park area would aid in attracting and securing more reinvestment interest at that time and later on. These interests succeeded in accomplishing their goal.

The Community Conservation Board of Chicago (CCBC) outlined the Lincoln Park General Neighborhood Renewal Plan with principal boundaries at North Avenue (south), Lincoln Park (east), Diversey Avenue (north), and Halsted, Clybourn, and Racine avenues on the west. A smaller area was designated by the CCBC as the Lincoln Park Project Number 1 on June 12, 1956.<sup>46</sup> A study of the physical condition of structures in the project area at that time noted that 84% of the inventory was capable of being rehabilitated.<sup>47</sup> As a result, it was suggested then that only "spot clearance" was necessary. No substantial net reduction in the housing supply for minority families occurred. It was reported that only 3.8% of the displaced families included African-Americans and 2.6 of those displaced were Asian-Americans.<sup>48</sup> Further studies of the structures in the Lincoln Park area reported that 69% of the retained structures were ranked as sound (50% with no evidence of deterioration and 19% with only minor evidence).<sup>49</sup>

At the time of planning for the renewal area in the Lincoln Park area, about 62% of all the structures in the general conservation area were described as "standard" and 68% of all the structures in the smaller project area were of similar designation. Of the 266 acres of land lying within the boundaries of the project area, some 88 acres were used for streets and alleys. The balance of 176 net acres included 148 devoted to residential and allied uses (83%).<sup>50</sup>

Today, 48 years after designation of the Lincoln Park general and initial conservation areas, the overall Lincoln Park community has emerged as one of the most vibrant of those within Chicago. Recent data

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 21

**University Apartments, Cook County, IL**

regarding the sales prices of housing in Chicago communities rank the Lincoln Park community as the second highest in value. Construction of new residential and commercial buildings along with other uses continues at a brisk pace.

The Lincoln Park redevelopment built on a market demand already available, whereas the Hyde Park redevelopment saved an important area of Chicago from rapid and possibly irreversible decline and secured the continued presence of major Chicago institutions.

### **Architecture and Design**

University Apartments embody the distinctive stylistic possibilities of modern reinforced concrete architecture. The apartments became an icon of new construction that reassured the community that the City of Chicago and the University of Chicago were committed to the long-term stability of Hyde Park by providing middle income housing in an aesthetically pleasing design embodying important architectural and social concepts of the Modern movement, especially as espoused and enunciated by the Modernist theorist and architect Le Corbusier.

I.M. Pei designed University Apartments near the end of his twelve-year association with New York real estate developer William Zeckendorf, who specialized in large-scale affordable housing developments, primarily in Manhattan, Philadelphia, and Washington, D.C. Much of Zeckendorf's work was in low-cost housing for returning servicemen eligible for government funds. Housing projects undertaken by Zeckendorf and Pei during the 1950s included Kips Bay on the east side of Manhattan, University Apartments in Chicago, and the Society Hill redevelopment in Philadelphia.<sup>51</sup> In these projects, Pei refined construction techniques such as poured-in-place concrete into a fine art. These innovations enabled Zeckendorf to supply affordable but satisfying housing at a reasonable cost.

Zeckendorf rejected some federal bureaucratic visions of uninspired low-cost housing as "stuffed shirt banking thinking" that would only exchange "new slums for old slums."<sup>52</sup> He felt that relief from urban congestion was required to stem the exodus to suburbia and revive city living. The Kips Bay development in Manhattan offered an opportunity to test these goals. In this project, as in subsequent ones, throughout the years of Pei's association with Zeckendorf, Pei proved himself an architect capable of overcoming the impediments to quality imposed by budgets and bureaucracy. At Kips Bay, Pei was determined to show that imaginative design could raise the quality of middle-income housing and still prove profitable. Foreshadowing the University Apartments design, Pei changed the original plan for Kips Bay to encompass twin buildings formed as rectangular slabs and arranged them to create a protected park out of the space left over. "The slabs do perform an important function," he said: "They enclose the park."<sup>53</sup>

However, Zeckendorf and Pei had to look outside of New York for prospective sites when New York's

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 22 **University Apartments, Cook County, IL**

powerful Parks Commissioner Robert Moses took offense at Zeckendorf's dealings regarding his East Side properties. Fortunately, Zeckendorf's national reputation as a big operator inspired real estate brokers all over the country to bring opportunities to him. "We would fly all around the country," Pei said. "Wherever there was a hint of urban renewal, Zeckendorf would sense it and we would go there. The mayors welcomed him. He would tell them exactly what they should do, and they were all spellbound."<sup>54</sup>

In a project in Colorado, at the Denver Hilton, Pei developed another architectural feature which he also used in the Kips Bay and University Apartments projects. Here he speculated that he could make the frame windows (raw, unfinished concrete) strong enough to support the building, thus eliminating the need for expensive steel framing. They might also be attractive enough, in a rough sculptural way, to stand without the bland cosmetic bricks that sheathed standard middle-income housing projects like Stuyvestant Town and Peter Cooper Village, adjacent to the Kips Bay area in New York. In other words, Pei hoped to merge the skin and the structure into one unit, hastening construction and freeing up funds for improved hardware and light fixtures. He employed these concepts in the Kips Bay Plaza project: twin 21-story slabs enclosing a garden.<sup>55</sup>

Pei and staff developed a special lightweight concrete and showed the contractors how to mix it; workers assembled waffle shaped facades by pouring concrete, Jell-O like, into molds right on the site. Because the window frames replaced beams and columns, Kips Bay Plaza apartments were unusually spacious and illuminated floor-to-ceiling by windows. At \$10.15 per square foot, Kips Bay cost more than conventional housing at the time, but Pei was convinced that his cast-concrete innovations would grow profitable with refinement.<sup>56</sup>

Both the setting and the structural innovations at Kips Bay proved attractive. Urbanist Philip Howard said, "It could be argued that Pei Projects like Kips Bay ... offered their residents the best of both worlds: the human activity of nearby streets and the privacy of an isolated setting."<sup>57</sup> Pei and developer Zeckendorf strove for a similar effect in the University Apartments' project and used similar structural innovations. Pei designed the ten-story twin towers on the traffic island in the middle of 55<sup>th</sup> Street as part of an effort to conserve the suburban character of Hyde Park and re-develop those parts of it most subject to decay, centered at the time where University Park now stands. He undertook the project in conjunction with Chicago architect Harry Weese who designed the adjacent town houses that were also part of the effort to attract and secure middle-income residents.

According to commentators Cynthia and Catherine Weese, "great care was taken to relate the new construction to the existing neighborhood," with a mixture of single-family homes and the signature apartment complex. They add that "Probably the most radical urban planning move" was placing the apartments in the middle of 55<sup>th</sup> Street, a concept derived from "the Modern movement as espoused by Le Corbusier in La Ville Radieuse (1935)." They state that "the architecture asserts a modernist design ethic"

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 23

**University Apartments, Cook County, IL**

and point out "the early use of fiberglass forms for poured-in-place concrete structures," an innovation perfected by Pei which he continued to use in important commissions.<sup>58</sup>

At the time, Chicago did have significant nineteenth century buildings constructed with concrete such as the Nixon Block built in 1870.<sup>59</sup> However, most of these early buildings simply substituted concrete in the place of wooden or metal framing elements and, unlike Pei, did little to change the aesthetic treatment of the building's facade. As architectural historian Robert Bruegmann has pointed out, when reinforced concrete frames came into common use at the turn of the twentieth century, architects generally continued designing brick and masonry facades that did little to reveal the structural system or its material<sup>60</sup>. Schmidt, Garden and Martin's massive nine-story Montgomery Ward Warehouse, constructed on the Chicago River between 1906 and 1908, included foundations, columns, floors, and walls of reinforced concrete, but the exterior spandrels and corner piers were covered in brick. An unusual feature of Montgomery Ward was that the cornice was left as exposed concrete. Later reinforced concrete structures such as Mies van der Rohe's 1948-49 Promontory Apartments, also in Hyde Park, did expose the structural system of posts and beams on the building exteriors, while filling the spandrels with brick and glass.

At University Apartments, in addition to melding skin and structure in innovative and influential ways, Pei included external pillars supporting the building and creating an effect of light and space which enhance the landscaped garden spaces in the apartment mall. Garden spaces are also a feature of the nearby town house clusters. Another distinctive feature of the towers is the use of closely set arched windows, which are virtually floor to ceiling and which reflect Pei's continuing interest in design based on geometric shapes. According to commentator Ira Bach, the apartment towers exhibit "an extremely simple form" and "have a forceful horizontal rhythm, resulting largely from the long stretches of closely positioned windows."<sup>61</sup> After Pei's University Apartments in 1961, the trend continued with Skidmore Owings and Merrill's Brunswick Building (1964) and Gateway Plaza (1972), and Harry Weese's LaSalle Plaza (1974) built in downtown Chicago. All revealed the concrete frame as an integral feature of the facade.

Early advertising for the apartments emphasized "a glass wall of light' that ushers in the loveliness of the outdoors."<sup>63</sup> Bach adds that "Although the buildings are set in the midst of city traffic, the landscaping -- trees, flowers, pool, and fountain -- softens the effect."<sup>64</sup> In addition to the landscaped areas to the east and west of the buildings and the central garden court with a large pool and fountain, the garden effect is heightened by keeping much of the first floor level open so that pedestrians and vehicle passengers can easily look under the residential towers into the courtyard and to the trees lining the opposite one-way streets.

Some were surprised, when, in the early years, the artistic Pei teamed up with the aggressive developer Zeckendorf, but both wanted to show that affordable housing did not have to be deadening to the spirit. Pei's aesthetic design and structural innovations exhibited in University Apartments have succeeded in anchoring a neighborhood redevelopment that has preserved the unique character of Hyde Park while maintaining a

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 24 **University Apartments, Cook County, IL**

diverse population and securing the continued presence of vital Chicago institutions.

### Summary

The University Apartments are significant for their association with social history, politics and government, community development and planning, and design innovations in Chicago. The apartments, which are very distinctive within the neighborhood, represent new approaches to urban renewal. Earlier revitalization projects called for massive, blanket demolition of existing neighborhoods, replacing them with entirely new construction. Demolition occurred in the redevelopment of the Hyde Park – Kenwood neighborhood as well; plan A and B included the demolition of twenty per cent of the housing to make way for a new shopping area and over seven hundred new housing units. However, plans to revitalize the neighborhood influenced the creation of new legislation in Illinois that permitted governments to acquire land through eminent domain to *prevent* the decline of neighborhoods by designating them “conservation areas.” The conservation techniques employed back then more resembled selective demolition than preservation.<sup>65</sup> Nonetheless, this provision allowing government to prevent slums, enacted by the Illinois Legislature in 1953, influenced federal law, for it was included in the federal housing act of 1954.<sup>66</sup>

The Hyde Park-Kenwood plan did advocate for the conservation of some of the existing building stock and this concern, while evident in plan A and B, was even more apparent in the larger renewal plan of the area. Jack Meltzer, who was hired by the SECC to create the redevelopment plan for Hyde Park A and B, also developed the larger plan, which encompassed approximately 900 acres. This plan was approved in 1958 by the Chicago Plan Commission and used a more conservation-friendly approach to renewal. At the time, it was the largest federally-funded renewal project in the country.<sup>67</sup>

While some have criticized the redevelopment of the Hyde Park – Kenwood neighborhood, Meltzer, in a 1993 interview, believed it to be a success, even though he conceded in his book, Metropolis to Metroplex (1984) that some areas could have sustained less demolition.<sup>68</sup> In terms of preventing the neighborhood from further decline, the project could be determined a success. In a 1990s article, Ruth Eckdish Knack, editor, Planning magazine, provided the following statistics: “The neighborhood did hold much of its upper income population. Its average income today [1990s] is \$69,000, thirteen per cent above the metropolitan area as a whole. Median home value is \$211,000. The current population of about forty-one thousand is fairly evenly divided between black and white residents, although the geographic distribution is far less even.”<sup>69</sup>

University Apartments are included within the boundaries of the Hyde Park – Kenwood Historic District, which was listed in the National Register of Historic Places in 1979, with boundary increases occurring in 1984 and 1986. At the time of the district’s listing, the apartments were only eighteen years old and were considered non-contributing to the district. While still shy of the fifty year mark established by the National

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 25 **University Apartments, Cook County, IL**

Park Service to determine significance, enough time has passed to establish the exceptional impact of the University Apartments on community planning and design in Chicago.

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<sup>1</sup> Ira J. Bach, Chicago on Foot: An Architectural Walking Tour (New York & Chicago: Follett, 1969), 162.

<sup>2</sup> Ibid.

<sup>5</sup> Max Grinnell, Images of America: Hyde Park, Illinois (Chicago: Arcadia, 2001), 9-10.

<sup>6</sup> Julia Abrahamson, A Neighborhood Finds Itself (New York: Harper, 1959), 3.

<sup>7</sup> Grinnell, p. 10.

<sup>8</sup> University of Chicago Library, The University and the City: A Centennial View of the University of Chicago (Chicago: University of Chicago Library, 1992), 8-9.

<sup>9</sup> Abrahamson, 4-5.

<sup>10</sup> University of Chicago Library, op. cit., 10.

<sup>11</sup> Ibid.

<sup>12</sup> Grinnell.

<sup>13</sup> University of Chicago Library, op. cit., 11.

<sup>14</sup> Ibid

<sup>15</sup> Ibid

<sup>16</sup> Abrahamson, 7.

<sup>17</sup> Grinnell, p. 9.

<sup>18</sup> Abrahamson, 7.

<sup>19</sup> University of Chicago Library, op. cit., 13.

<sup>20</sup> Ibid, 14.

<sup>21</sup> Abrahamson, 8.

<sup>22</sup> Ibid, 9.

<sup>23</sup> Ibid, 8.

<sup>24</sup> Ibid, 11.

<sup>25</sup> Ibid, 12.

<sup>26</sup> Ibid, 13.

<sup>27</sup> Ibid, 19.

<sup>28</sup> Ibid, 45-46.

<sup>29</sup> Ibid, 190.

<sup>30</sup> Ibid, 191.

<sup>31</sup> Chicago Land Clearance Commission, "Redevelopment for Project Number 1 (A Report to the Mayor and the City Council of the City of Chicago and to the Illinois State Housing Board)" (March, 1949), 1.

<sup>32</sup> Chicago Land Clearance Commission, "Report to the Mayor" (March 31, 1962), 1.

<sup>33</sup> Community Conservation Board of Chicago, "The Chicago Conservation Program: "Save Your Neighborhood"

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 26 **University Apartments, Cook County, IL**

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(1956), 6.

<sup>34</sup> City of Chicago Department of Urban Renewal, "Hyde Park-Kenwood Project R-1" (1962), 9.

<sup>35</sup> Community Conservation Board of Chicago, "Summary of the Hyde Park-Kenwood Urban Renewal Plan" (Released September 22, 1958), 2.

<sup>36</sup> Ibid, 20.

<sup>37</sup> Survey and Planning Application, "Lincoln Park, Project 1" (July 22, 1961), #29, 6.

<sup>38</sup> Chicago Land Clearance Commission, "Michael Reese-Prairie Shores Redevelopment Project: Final Draft Report" (April, 1962), 7.

<sup>39</sup> Ibid, 4.

<sup>40</sup> Ibid, 11.

<sup>41</sup> Ibid, 5.

<sup>42</sup> Ibid, 14.

<sup>43</sup> Ibid.

<sup>44</sup> Ibid, 3-4.

<sup>45</sup> Leo Shapiro and Associates, Inc., "Lincoln Park, Chicago, Urban Renewal Survey" (Spring, 1961), 9.

<sup>46</sup> Ibid, 10.

<sup>47</sup> Survey and Planning Application, Lincoln Park, Project 1" (July 22, 1961), #29, 14.

<sup>48</sup> Ibid, 16.

<sup>49</sup> Ibid, 14.

<sup>50</sup> Ibid, 11.

<sup>51</sup> Aileen Reed, I.M. Pei: Development of an Architect, 1950-1966 (New York: Knickerbocker Press, 1995), 24.

<sup>52</sup> Michael Cannell, I. M. Pei: Mandarin of Modernism (New York: Crown Publishing, 1995), p. 109.

<sup>53</sup> Ibid, 145.

<sup>54</sup> Ibid, 117.

<sup>55</sup> Ibid, 145.

<sup>56</sup> Ibid, 146.

<sup>57</sup> Ibid, 150.

<sup>58</sup> Ira Bach and Susan Wolfson, Chicago on Foot (Chicago: Chicago Review Press, 1987), 284.

<sup>59</sup> Carl W. Condit, The Chicago School of Architecture: A History of Commercial and Public Building in the Chicago Area, 1875-1925 (Chicago: University of Chicago, 1964), 23-24.

<sup>60</sup> Robert Bruegmann, The Architects and the City: Holabird & Roche of Chicago, 1880-1918 (Chicago: University of Chicago Press, 1997), 215.

<sup>61</sup> Bach, Chicago on Foot, 162.

<sup>62</sup> Draper and Kramer, Advertising brochure, 1960.

<sup>63</sup> Bach, op. cit., 162.

<sup>64</sup> Ruth Eckdich Knack, "Hyde Park-Kenwood Urban Renewal: Forty Years Later," Preserving the Recent Past (Washington, DC: Historic Preservation Education Foundation, 1995), Chapter II, p. 158.

<sup>65</sup> Ibid.

<sup>66</sup> Ibid.

<sup>67</sup> Ibid, p. II - 160.

<sup>68</sup> Ibid.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 27 **University Apartments, Cook County, IL**

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Chicago Land Clearance Commission, "Michael Reese-Prairie Shores Redevelopment Project: Final Draft Report." April, 1962.

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United States Department of the Interior  
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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 28 **University Apartments, Cook County, IL**

Draper and Kramer. Advertising brochure. 1960

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Spring, 1961.

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 10 Page 29

**University Apartments, Cook County, IL**

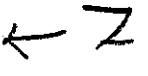
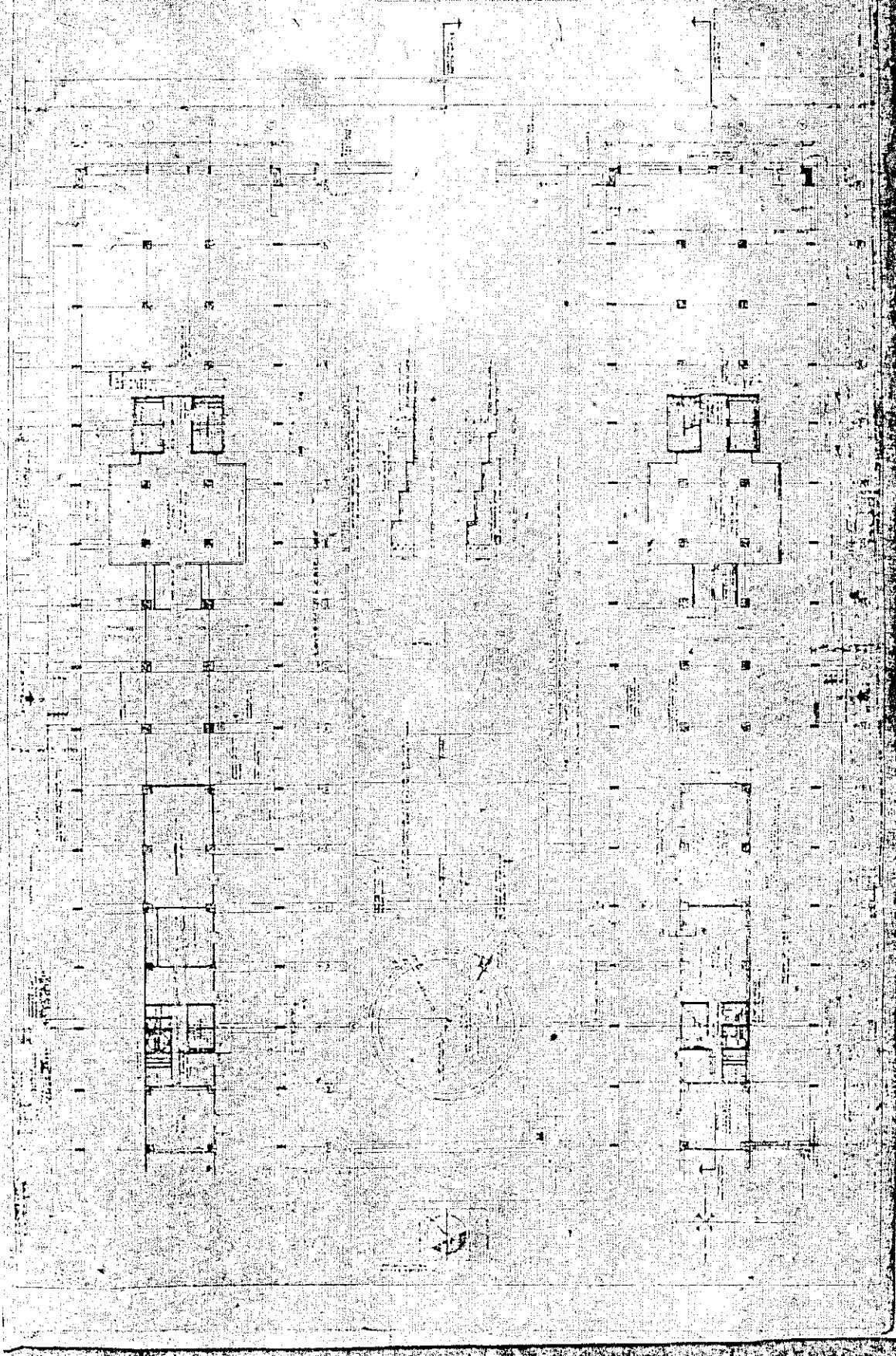
**Verbal Boundary Description**

University Apartments, now University Park Condominiums, are located on an elongated oval traffic island dividing the former 55<sup>th</sup> Street into 55<sup>th</sup> Street on the north side and 55<sup>th</sup> Place on the south side between Harper Avenue to the east and Ridgewood Court to the west. This site also encompasses non-contiguous areas on either side, including a parking lot to the north at 55<sup>th</sup> Street and Blackstone Avenue immediately behind a row of townhouses fronting 55<sup>th</sup> Street and another at 55<sup>th</sup> Street between Dorchester Avenue and Ridgewood Court. Adjacent but non-contiguous grassy areas extending from Blackstone Avenue to Harper Avenue on 55<sup>th</sup> Street and from Ridgewood Court to Dorchester Avenue and then from Blackstone Avenue to Harper Avenue on 55<sup>th</sup> Place complete the site. The property is located on lots 9, 10, 13, 17, 18, 19, and part of lot 12 in Chicago Land Clearance Commission no. 1; also part of lot 22 in Block 57 and part of lot 22 and of lot 3 in Block 58 in Hyde Park Subdivision, all in the southeast ¼ of Section 11 and the northeast ¼ of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois; which survey is attached as Exhibit "A" to the declaration of condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24684928, together with their undivided percentage interests in the common elements. Commonly known as 1401 East 55<sup>th</sup> Street, 1451 East 55<sup>th</sup> Street, 1400 East 55<sup>th</sup> Place, 1450 East 55<sup>th</sup> Place, units 210N through and in 1030S Chicago, Illinois 60615 and 60637.

**Boundary Justification**

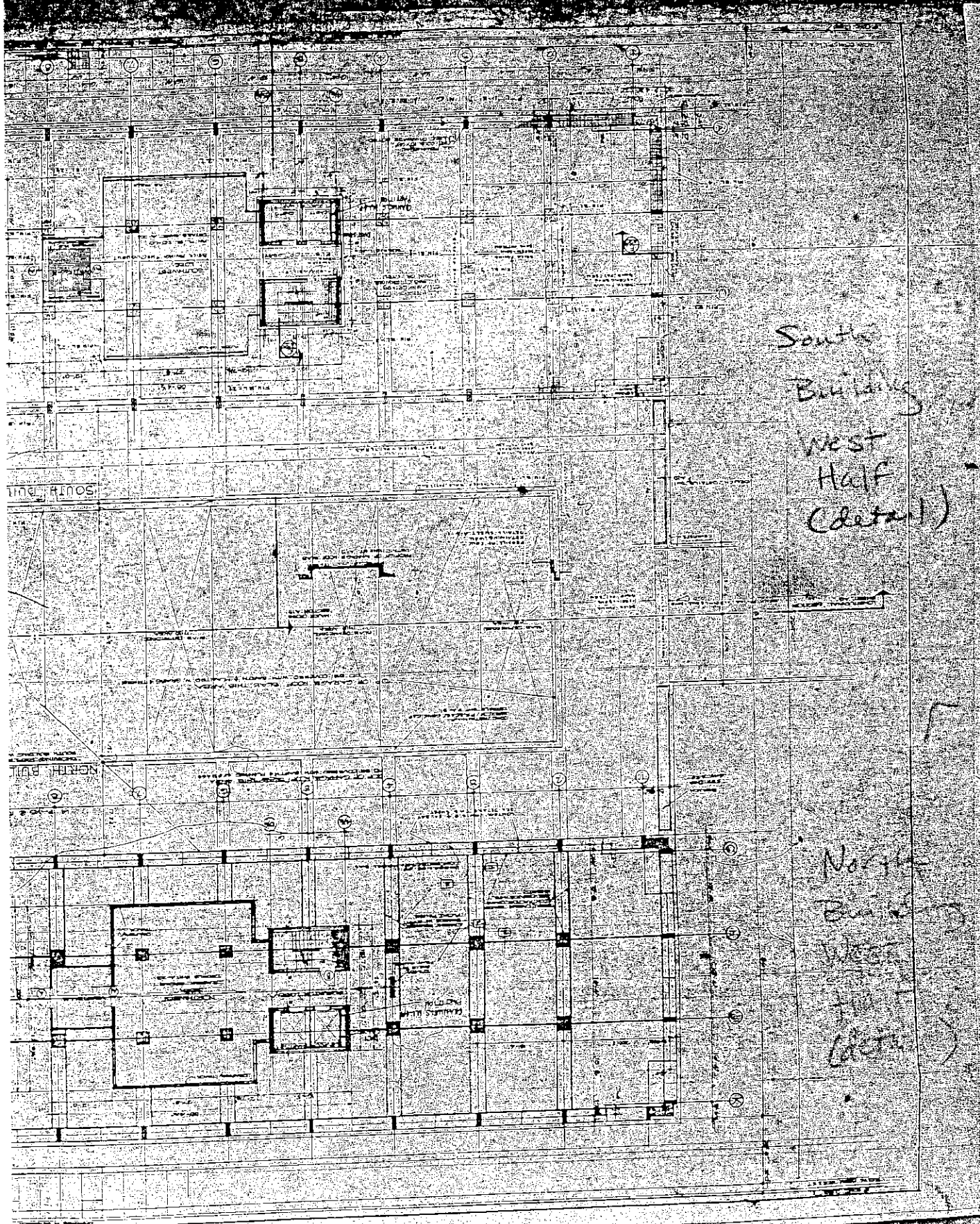
The boundaries enclose the full extent of the University Apartments site and are clearly distinct from the surrounding urban and architectural fabric.

WEBB & KNAPP INC.  
 UNIVERSITY APARTMENTS  
 HYDE PARK  
 1000 N. W. 10th St.  
 MIAMI, FLA.  
 ARCHITECTS  
 1000 N. W. 10th St.  
 MIAMI, FLA.  
 CONTRACTORS  
 1000 N. W. 10th St.  
 MIAMI, FLA.



University Apartments  
 Ground Floor

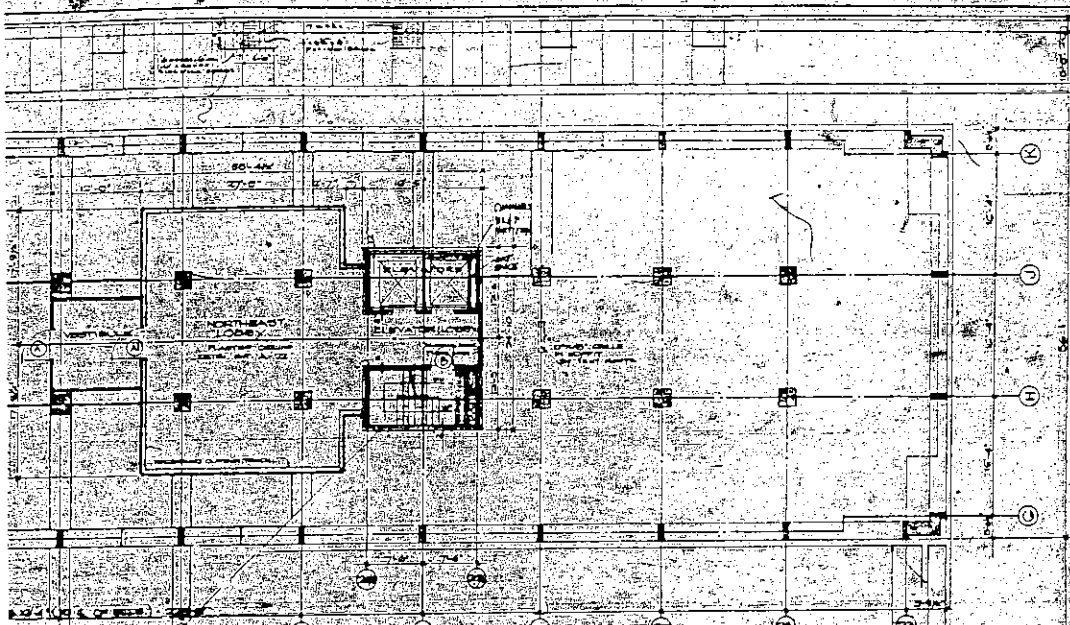
POWER ELEVATOR BANK UNIVERSITY APARTMENTS



South  
Building  
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North  
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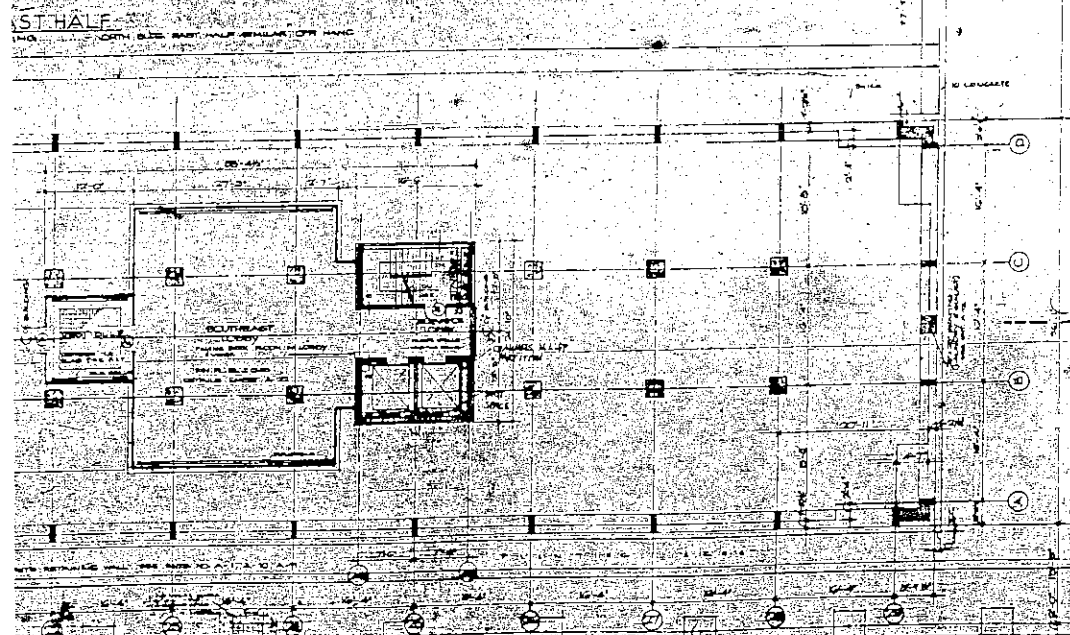
NORTH BUILDING EAST HALF

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SOUTH BUILDING EAST HALF SHEET NO. 100

RISER ENTRANCE STAIR DETAIL



RISER ENTRANCE STAIR DETAIL



SOUTH BUILDING EAST HALF

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NORTH BUILDING EAST HALF SHEET NO. 100

North Building East Half (detail)

South Building East Half (detail)

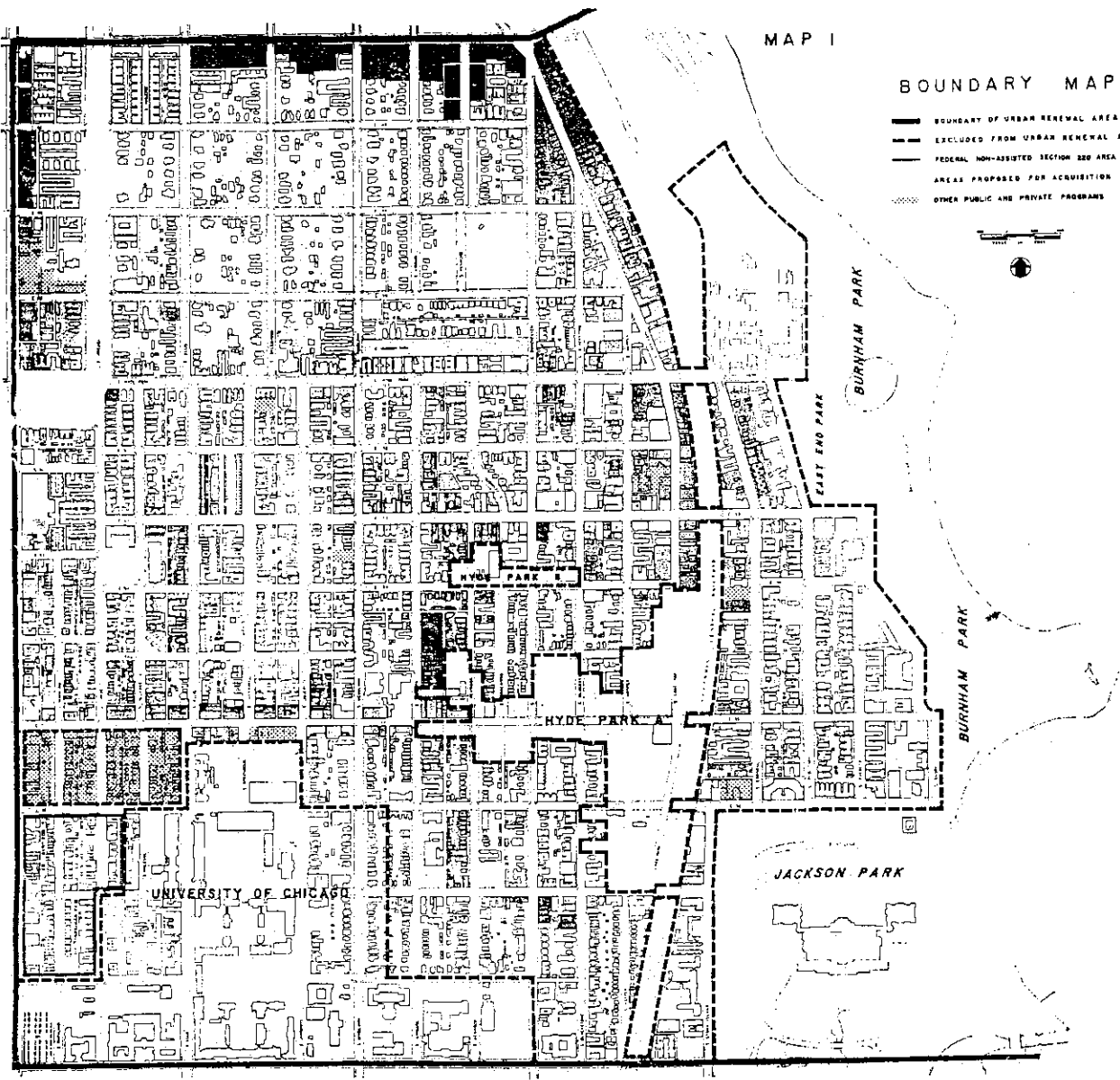
WEBB & KNAPP INC.  
UNIVERSITY APARTMENTS  
HYDE PARK  
CHICAGO, ILLINOIS

L. M. PEI & ASSOCIATES  
285 Madison Avenue  
New York 17, New York

LOEWENBERG & LOEWENBERG  
1200 So. La Salle Street  
Chicago 4, Illinois  
Architects

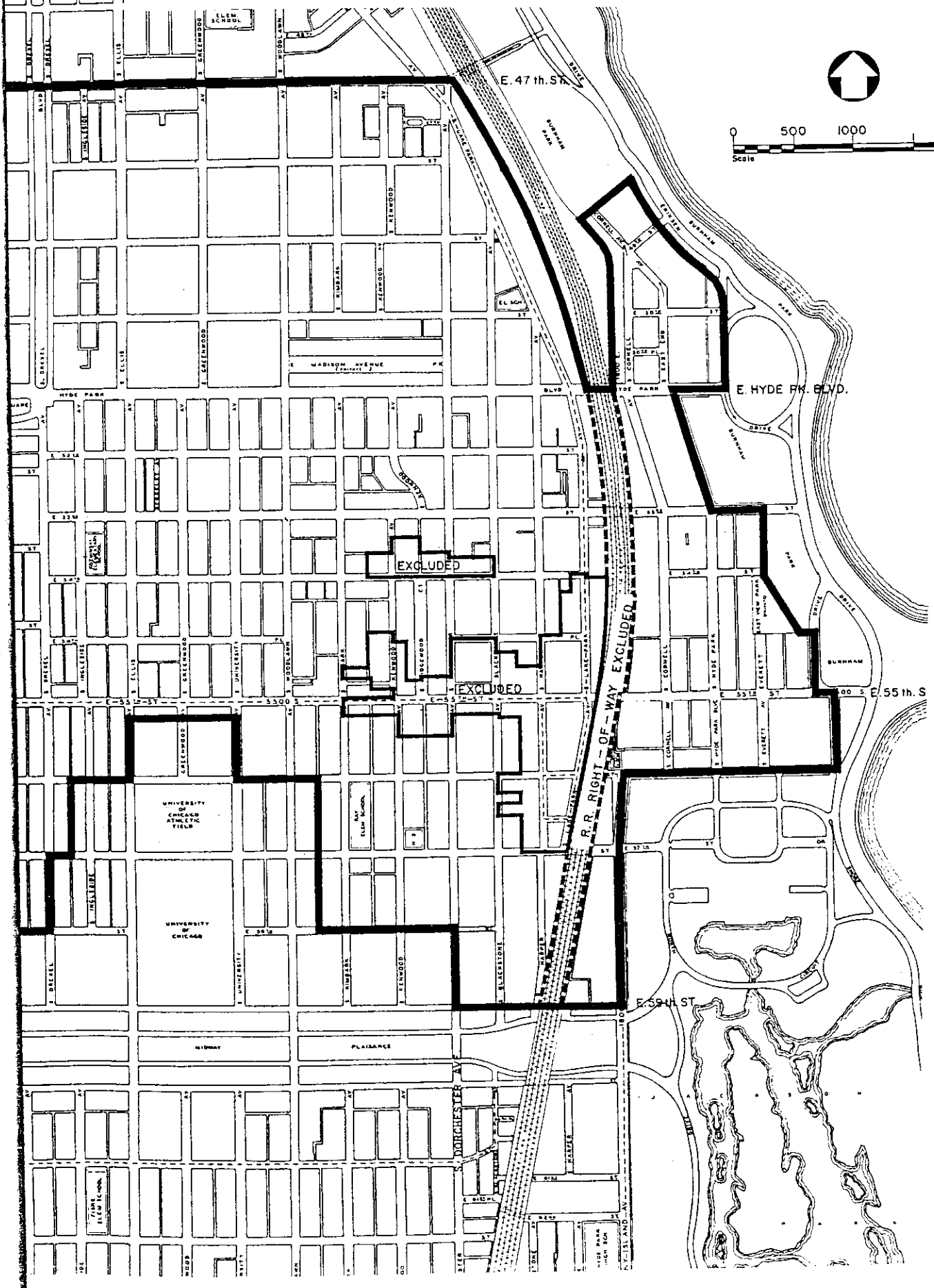
GROUND FLOOR PLAN - EAST HALF

Room No.	Room Name	Area
101	1 BR. APT.	650
102	1 BR. APT.	650
103	1 BR. APT.	650
104	1 BR. APT.	650
105	1 BR. APT.	650
106	1 BR. APT.	650
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200	1 BR. APT.	650



# HYDE PARK-KENWOOD CONSERVATION AREA

COMMUNITY CONSERVATION BOARD OF CHICAGO

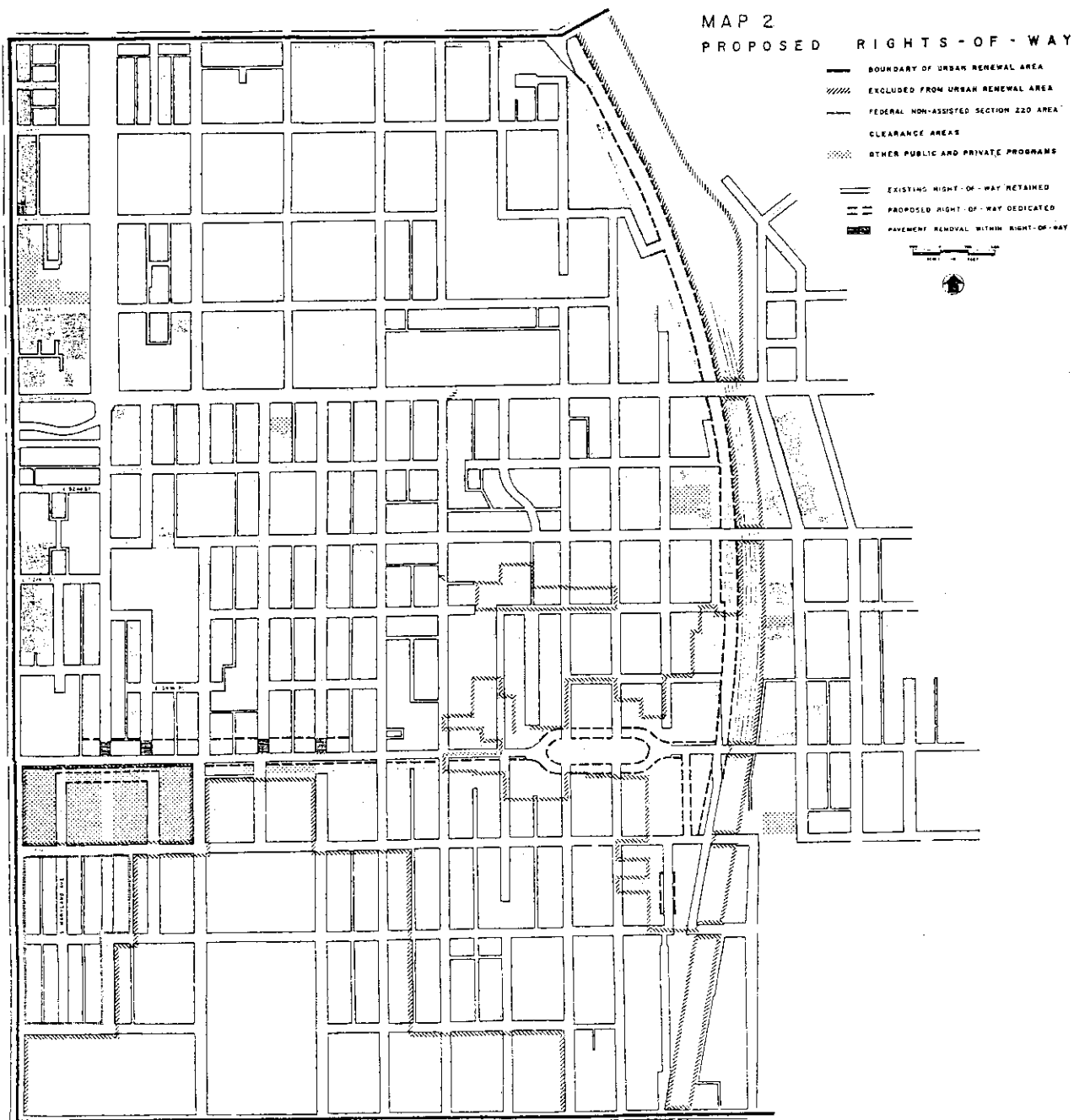


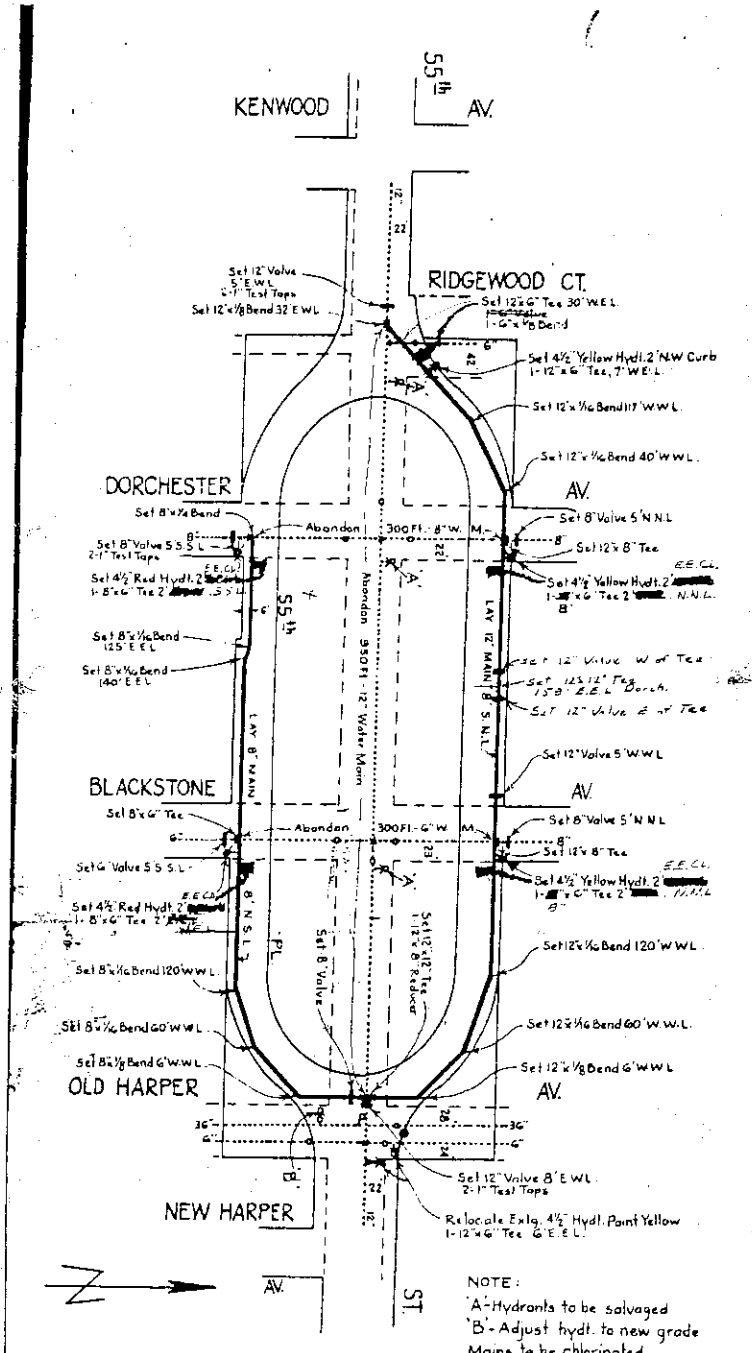


November 7, 1958

UNFINISHED BUSINESS

8471





NOTE:  
 A - Hydrants to be salvaged  
 B - Adjust hydr. to new grade  
 Mains to be chlorinated

BILL OF MATERIAL	
1088	8" 12" Pipe 141.4 FT
744	4" 8" Pipe 273 FT
800	6" 6" Pipe 24 FT
3	12" Valves
4	8" Valves
2	6" Valves
1	12" Tee
1	12" x 8" Tee
5	12" x 6" Tee
3	8" x 6" Tee
2	12" x 1/2" Bends
4	12" x 1/2" Bends
1	8" x 1/2" Bend
1	8" x 1/2" Bend
2	8" x 1/2" Bends
2	12" x 1/2" Bend
1	12" x 8" Reducer
5	12" Sleeves
6	8" Sleeves
3	6" Sleeves
3	4" Yellow Hydr.
2	4" Red Hydr.
Salvage 3 4" Yellow Hydr.	
Abandon 2500 FT 12" Pipe	
Abandon 600 FT 6" Pipe	
Abandon 7 Valves	

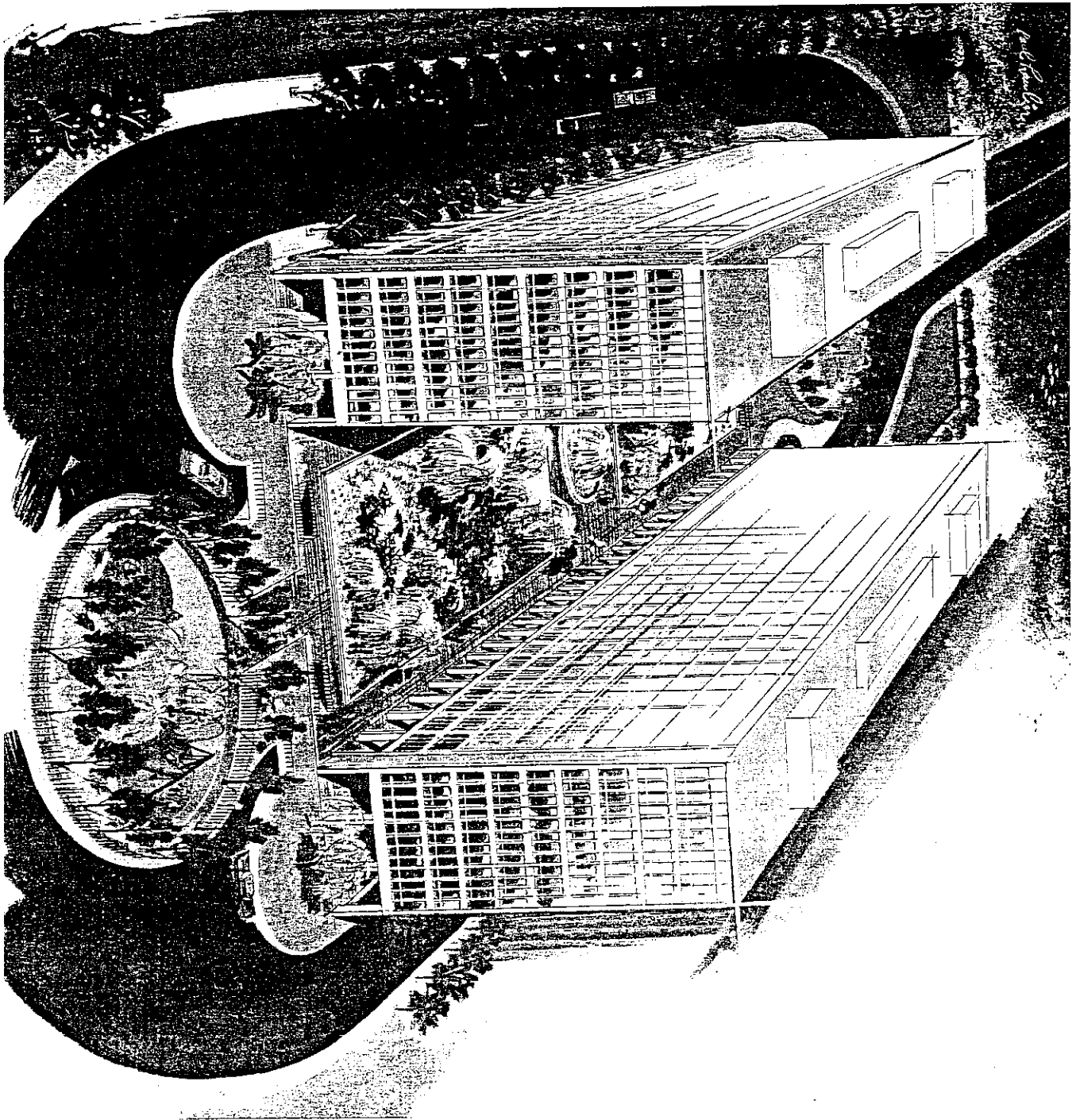
Checked by *[Signature]*  
 Date Nov 25, 1958  
 City South  
 District Revolving Fund

CITY OF CHICAGO  
 DEPARTMENT OF WATER AND SEWERS  
 BUREAU OF WATER  
 WATER DISTRIBUTION DIVISION

55<sup>th</sup> ST. - RIDGEWOOD CT. to OLD HARPER AV.  
 55<sup>th</sup> PL - DORCHESTER AV. to OLD HARPER AV.  
 HYDE PARK 'A'

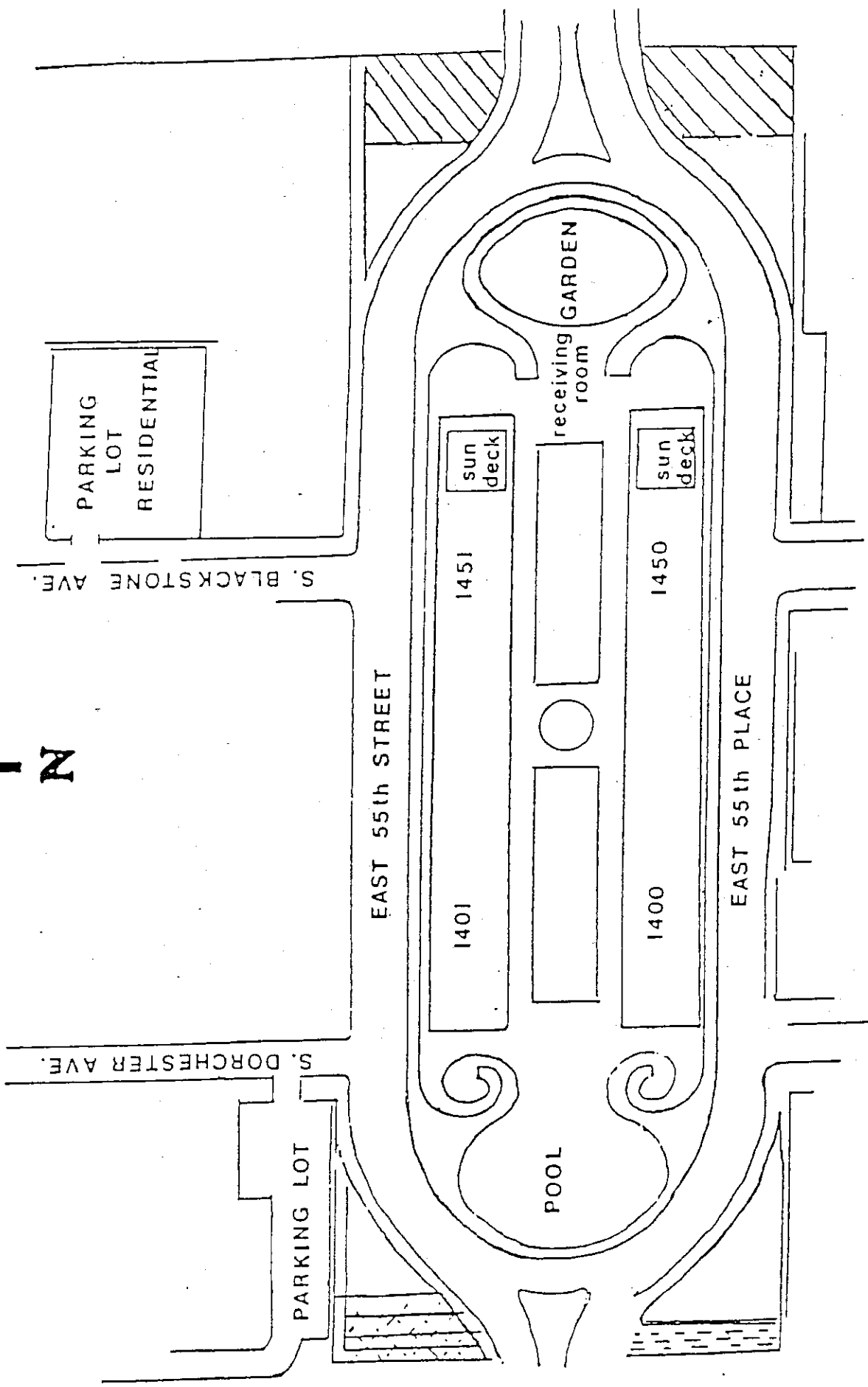
APPROVED \_\_\_\_\_ DATE Nov 25, 1958 DRAWN BY G.D. ORDER NO. 11447

University  
 Apartments

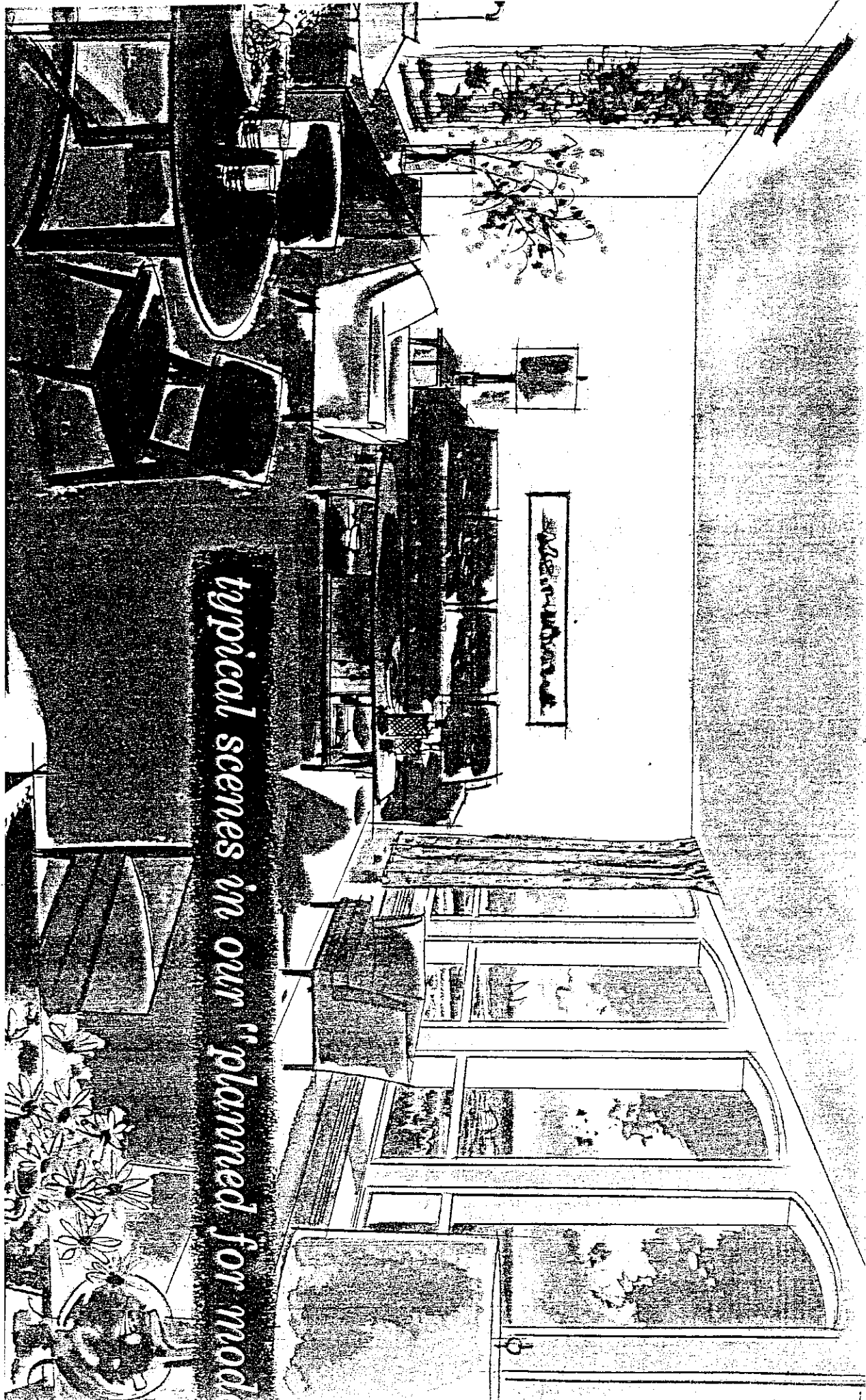


Artist's Rendering of  
University Park with  
Mall and Garden

**1  
N**



**UNIVERSITY PARK  
CONDOMINIUM ASSOCIATION**

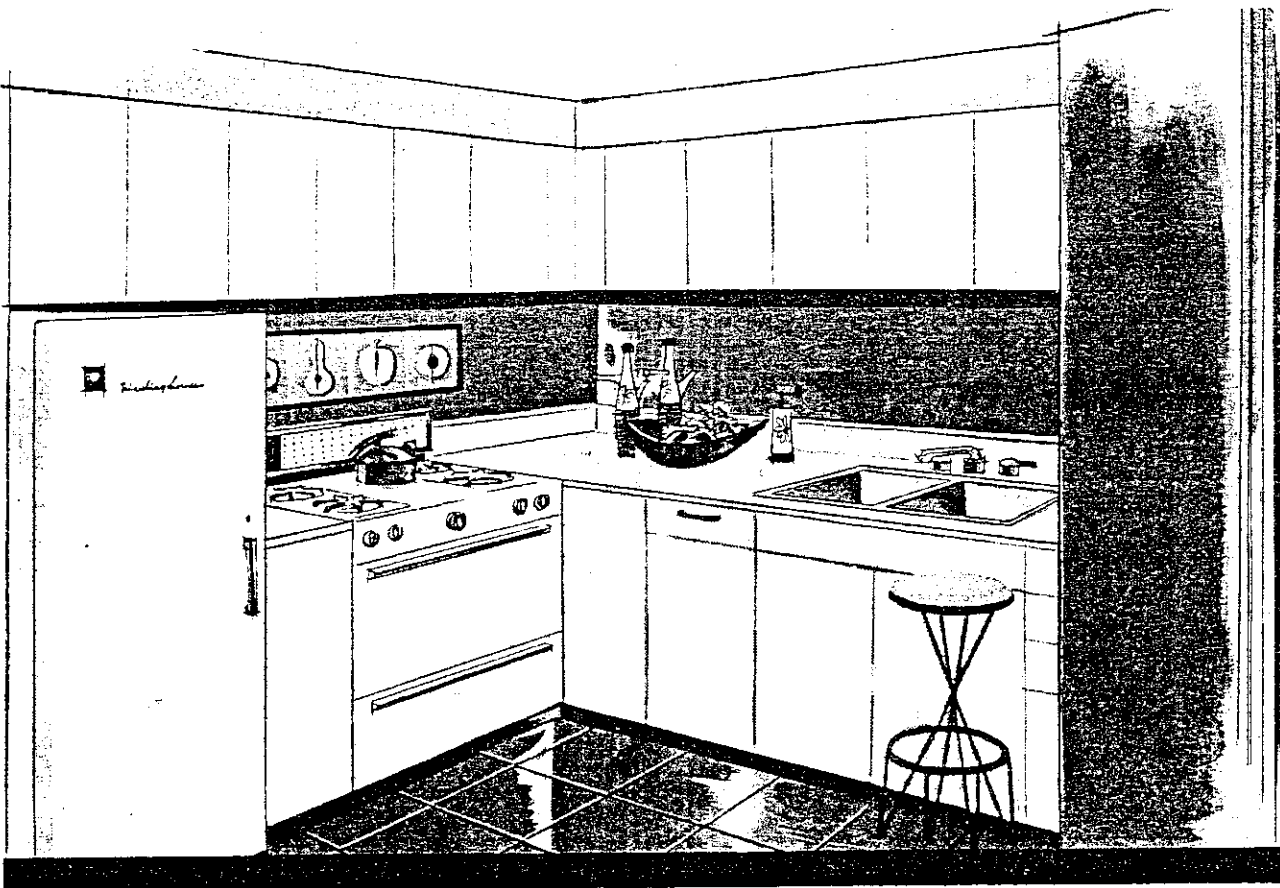


*typical scenes in our "planned for modern"*

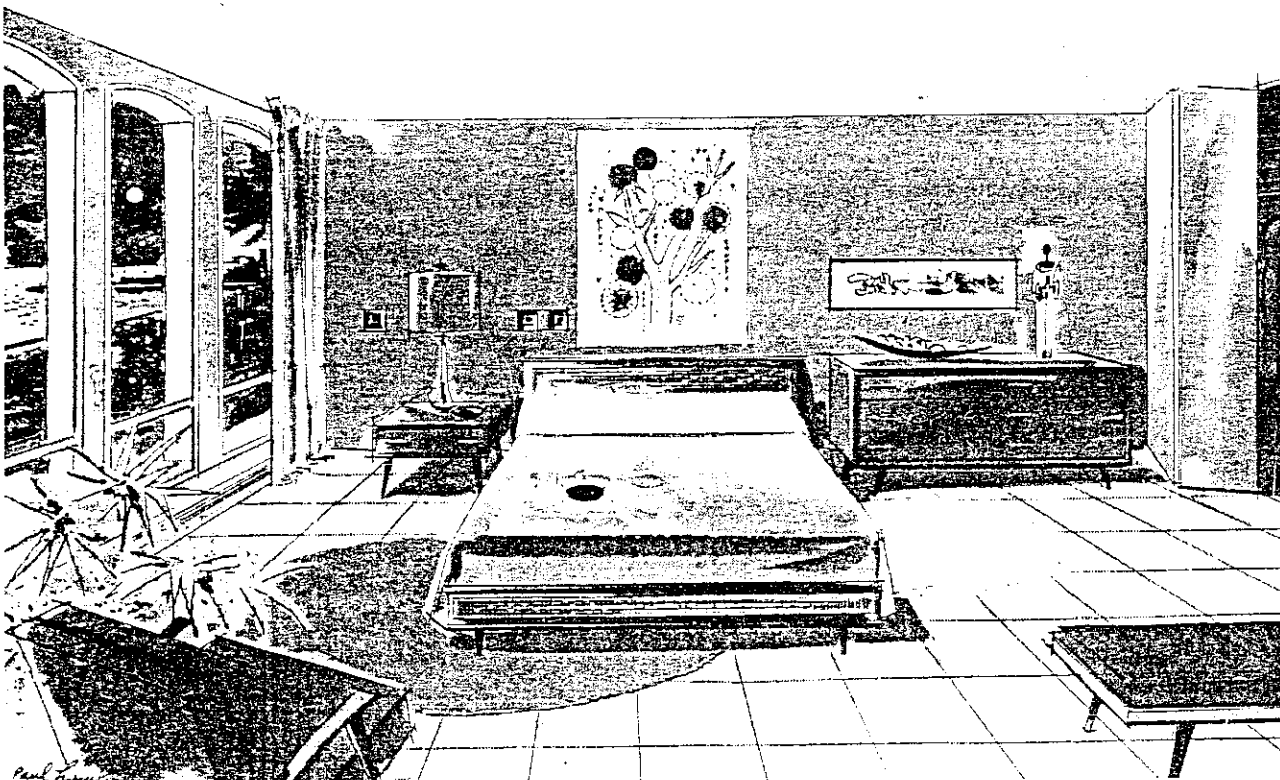
Artist's Rendering of  
Living Room in  
Advertising Brochure

*University Apartments*

# University Apartments



Artist's  
Rendering of  
Original  
Kitchen



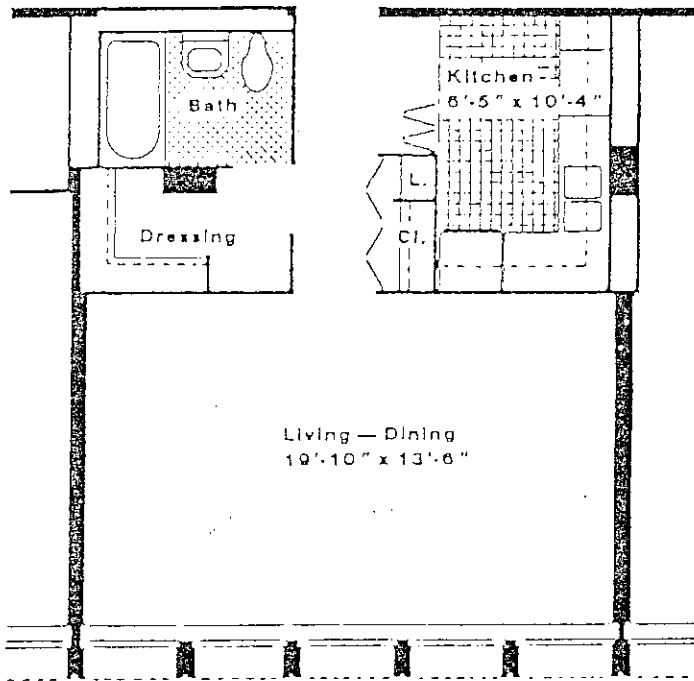
Artist's  
Rendering of  
Bedroom

FLOOR PLAN

University  
Apartments

THE DESCRIPTION OF UNITS HEREIN IS PRELIMINARY AND MAY BE CHANGED IN MATERIAL RESPECTS UPON THE RECORDING OF THE DECLARATION AND PLAT.

#1 Studio



ALL DIMENSIONS APPROXIMATE.

Floor Plan Typical for  
9, 10, 11, 12, 13, 14, 21 & 22



EXHIBIT C

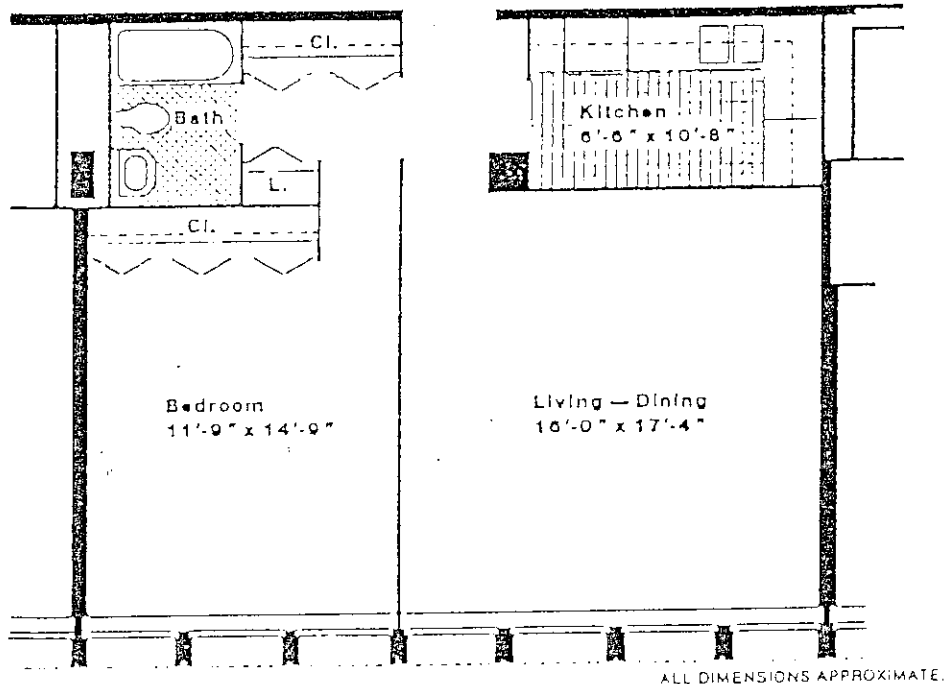
(Page 1 of 6)

FLOOR PLAN

University  
Apartment 5

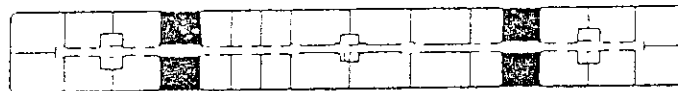
THE DESCRIPTION OF UNITS HEREIN IS PRELIMINARY AND MAY BE CHANGED IN MATERIAL RESPECTS UPON THE RECORDING OF THE DECLARATION AND PLAN.

#2 One Bedroom



ALL DIMENSIONS APPROXIMATE.

Floor Plan Typical For  
7, 8, 23 & 24



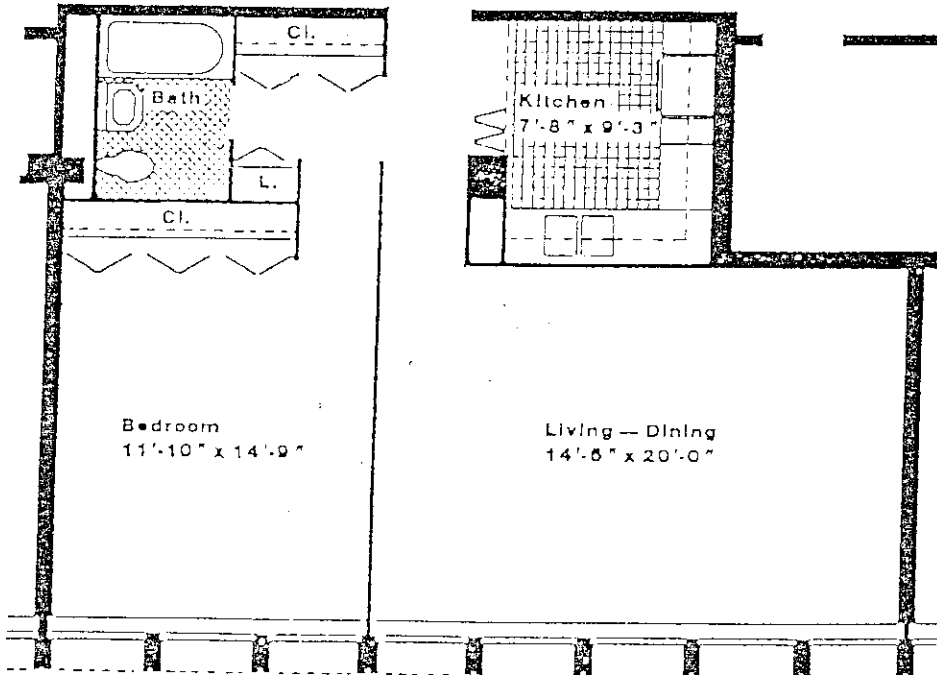


FLOOR PLAN

University Apartments

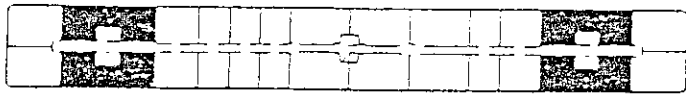
THE DESCRIPTION OF UNITS HEREIN IS PRELIMINARY AND MAY BE CHANGED IN MATERIAL RESPECTS UPON THE RECORDING OF THE DECLARATION AND PLAT.

#3 One Bedroom



ALL DIMENSIONS APPROXIMATE.

Floor Plan Typical for  
3, 4, 5, 6, 25, 26, 27 & 28

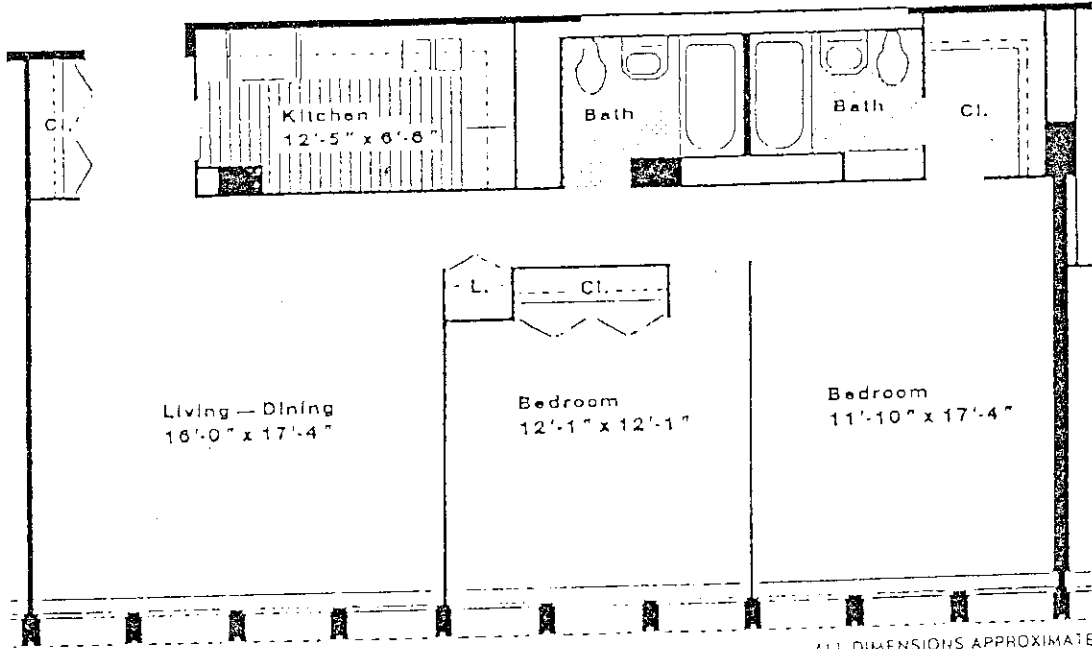


FLOOR PLAN

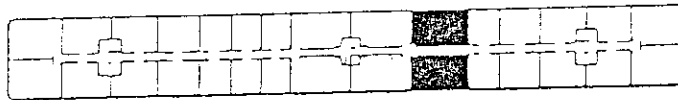
University Apartments

THE DESCRIPTION OF UNITS HEREIN IS PRELIMINARY AND MAY BE CHANGED IN MATERIAL RESPECTS UPON THE RECORDING OF THE DECLARATION AND PLAT.

#4 Two Bedroom



Floor Plan Typical for  
19 & 20

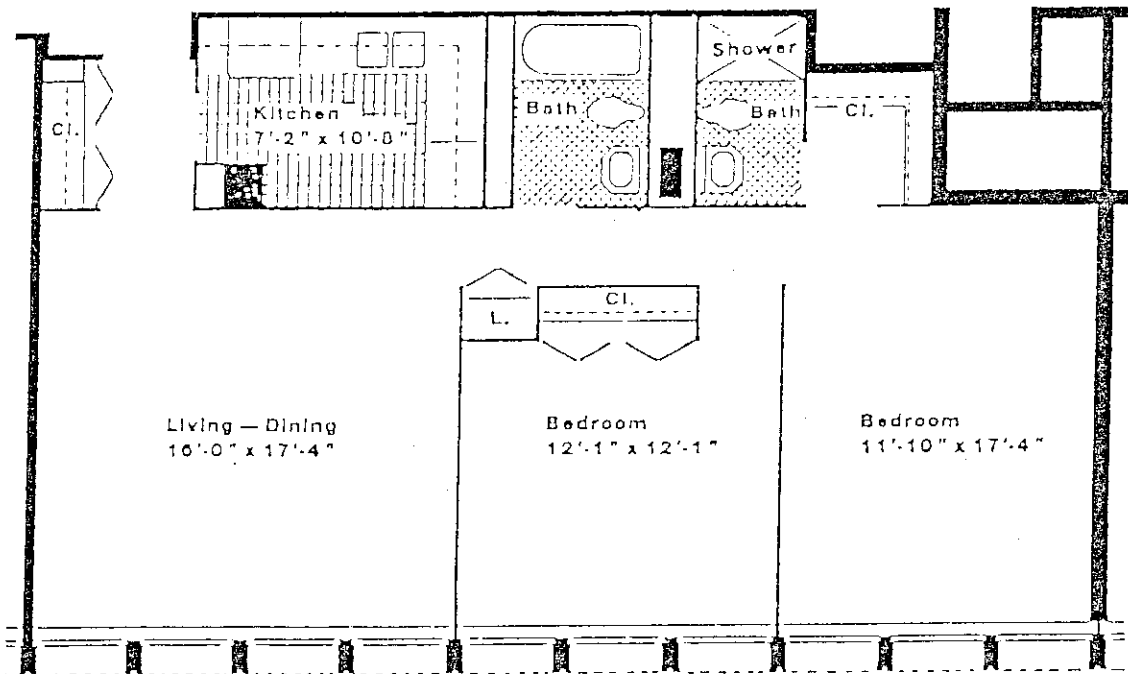


FLOOR PLAN

University Apartments

THE DESCRIPTION OF UNITS HEREIN IS PRELIMINARY AND MAY BE CHANGED IN MATERIAL RESPECTS UPON THE RECORDING OF THE DECLARATION AND PLAT.

#5 Two Bedroom



ALL DIMENSIONS APPROXIMATE.

Floor Plan Typical for  
15, 16, 17 & 18

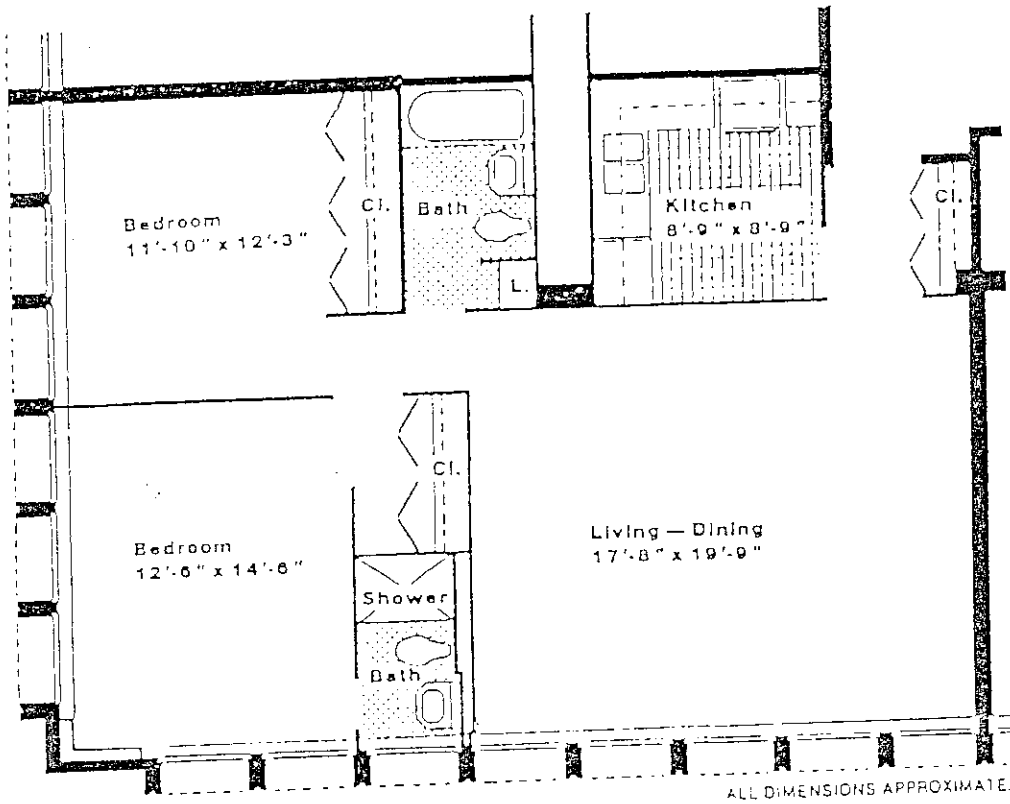


FLOOR PLAN

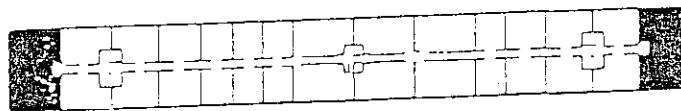
University Apartments

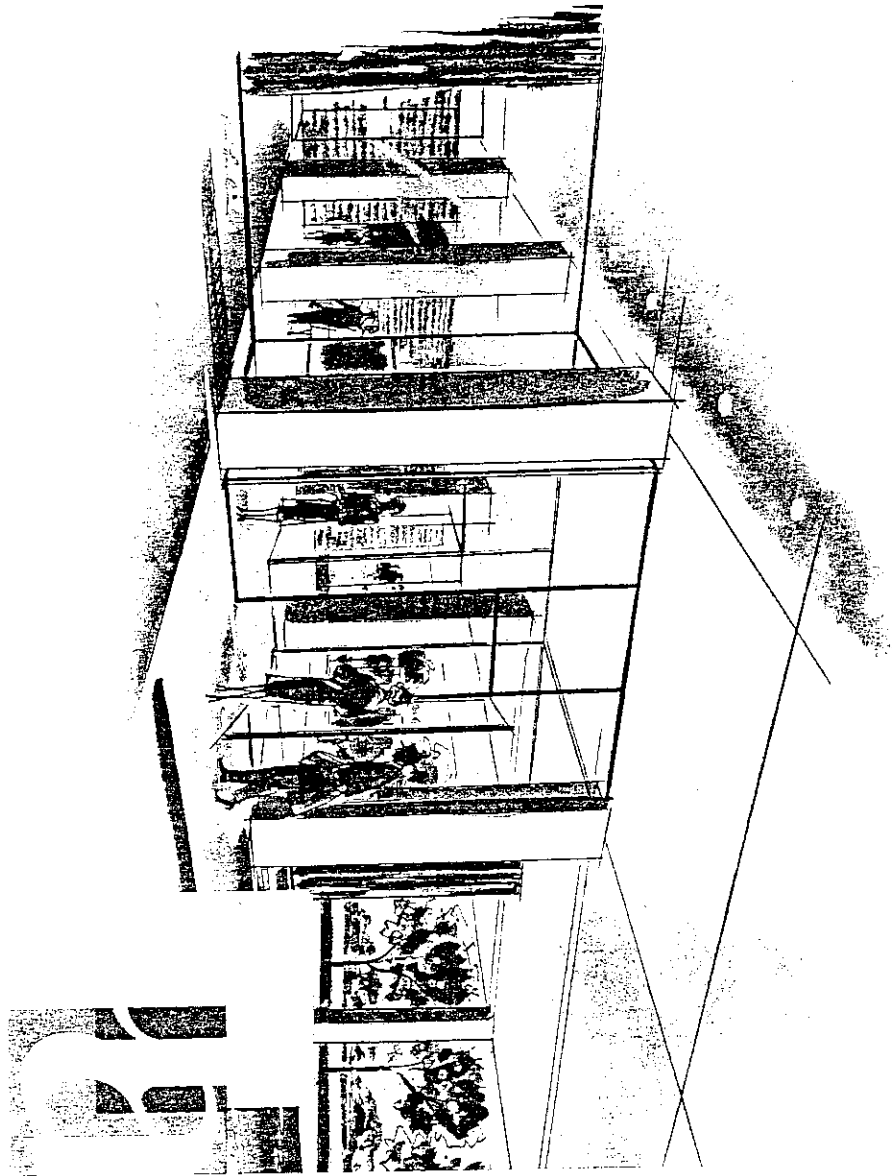
THE DESCRIPTION OF UNITS HEREIN IS PRELIMINARY AND MAY BE CHANGED IN MATERIAL RESPECTS UPON THE RECORDING OF THE DECLARATION AND PLAT.

#6 Two Bedroom



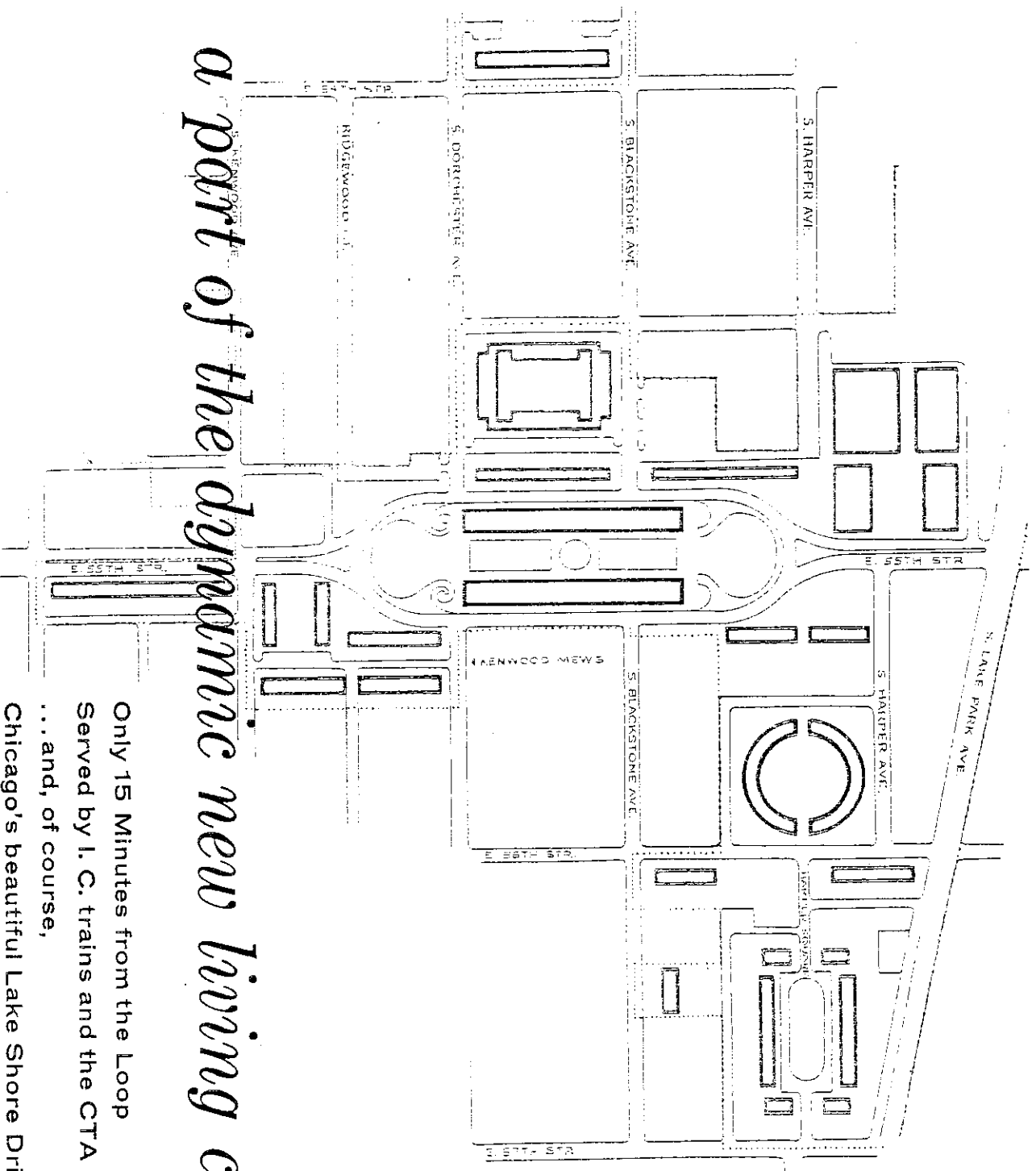
Floor Plan Typical for  
1, 2, 29 & 30





Artist's Rendering of  
Lobby with Pillars  
Before Capitals Were

University Apartments



*a part of the dynamic new living center in*

**Hyde Park**

Only 15 Minutes from the Loop  
 Served by I. C. trains and the CTA  
 ... and, of course,  
 Chicago's beautiful Lake Shore Drive

Layout of University Park  
 in Relation to  
 Surrounding Neighborhood



August 6, 2004

Tracey A. Sculle  
Survey & National Register Coordinator  
Illinois Historic Preservation Agency  
1 Old State Capitol  
Springfield, IL 62702

**Re: Chicago nominations to the National Register of Historic Places for**

- **Chicago & North Western Railway Terminal Power House, 211 N. Clinton St.**
- **University Apartments, 1401 & 1451 E. 55<sup>th</sup> St. & 1401 & 1450 E. 55<sup>th</sup> Pl.**

Dear Ms. Sculle:

This is in response to your letters of June 14 and July 27, 2004, to the Commission on Chicago Landmarks asking for the Commission's comments on the nominations of the properties referenced above to the National Register of Historic Places. As a Certified Local Government (CLG), the City of Chicago is given the opportunity to comment on local nominations to the National Register prior to being considered by the Illinois Historic Sites Advisory Council.

At its regular meeting of August 5, 2004, the Commission voted unanimously to support the National Register listings for both nominations. The Commission's resolution is attached.

Please contact Terry Tatum of my staff at 312-744-9147 if you have any questions.

Sincerely,

Brian Goeken  
Deputy Commissioner  
Landmarks Division

Originated by:

Terry Tatum  
Director of Research  
Landmarks Division

encl.

cc: Alderman Leslie Hairston, 5<sup>th</sup> Ward  
Alderman Burton Natarus, 42<sup>nd</sup> Ward  
Susan Benjamin, Benjamin Historic Certifications  
Margaret Duggar, University Park Condominium Association  
J. Michael Drew  
Judy Minor-Jackson, Department of Planning and Development  
Terri Haymaker, Department of Planning and Development



Resolution  
by the  
Commission on Chicago Landmarks  
on the  
Nominations to the National Register of Historic Places  
for

**Chicago & North Western Railway Terminal Power House,  
211 N. Clinton St.**

**University Apartments,  
1401 and 1451 E. 55<sup>th</sup> St. and 1401 and 1450 E. 55<sup>th</sup> Pl.**

August 5, 2004

The Commission on Chicago Landmarks finds that:

- the Chicago & North Western Railway Terminal Power House meets Criterion A for its local associations with transportation and Criterion C for architecture; and that
- the University Apartments meet Criterion A for social history, politics/ government, and community planning and development, Criterion C for architecture, and Criterion Consideration G as a property less than 50 years of age.

*Now, therefore, be it resolved by the Commission on Chicago Landmarks that it hereby supports the listing of both nominations to the National Register of Historic Places.*





**Illinois Historic  
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • Teletypewriter Only (217) 524-7128  
Voice (217) 782-4836

**MEMORANDUM**

TO: The Honorable Richard M. Daley, Mayor of the City of Chicago  
Brian Goeken, Landmarks Division, Department of Planning and Development

FROM: Amy Easton, Assistant Coordinator, National Register and Survey *AE*

DATE: July 22, 2004

SUBJECT: Preliminary Opinion on the University Apartments, Chicago, Illinois

The University Apartments currently known as the University Park Condominium complex located at 1401 and 1451 E. 55<sup>th</sup> Street and 1400 and 1450 E. 55<sup>th</sup> Place are good candidates for listing in the National Register of Historic Places. The buildings qualify for local significance under Criterion A for social history, politics/government, community planning and development, and under Criterion C for architecture. The period of significance is 1961, the year they were completed. The University Apartments are also eligible under Criterion Consideration G, established for buildings achieving significance in the last fifty years.

The University Apartments are significant in that they represent new approaches to urban renewal. Plans to revitalize the Hyde Park neighborhood led to the creation of new legislation in Illinois that permitted governments to prevent slums – legislation that would influence federal law. The 10 story apartments, designed by renowned architect I. M. Pei, became an icon of new construction that reassured the community that the City of Chicago, the University of Chicago, and the Museum of Science and Industry were committed to the long-term stability of Hyde Park by providing middle income housing in an aesthetically pleasing design embodying important architectural and social concepts of the Modern movement.

University Apartments are included within the boundaries of the Hyde Park – Kenwood Historic District, which was listed in the National Register of Historic Places in 1979, with boundary increases occurring in 1984 and 1986. At the time of the district's listing, the apartments were only eighteen years old and were considered non-contributing to the district. While still shy of the fifty year mark established by the National Park Service to determine significance, enough time has passed to establish the importance of the University Apartments and their impact on design and neighborhood planning in Chicago.

Ventura, 05001426,  
LISTED, 12/23/05

GEORGIA, CARROLL COUNTY,  
Veal School,  
2753 Old Columbus Rd.,  
Roopville vicinity, 05001427,  
LISTED, 12/22/05

ILLINOIS, COOK COUNTY,  
University Apartments,  
1401 and 1451 E. 55th St.; 1401 and 1450 E. 55th Place,  
Chicago, 04001301,  
LISTED, 12/22/05

INDIANA, LAKE COUNTY,  
Crown Point Courthouse Square Historic District (Boundary Adjustment),  
Roughly bounded by Robinson, East, Walnut, and Court Sts.,  
Crown Point, 05001464,  
LISTED, 12/08/05

IOWA, BLACK HAWK COUNTY,  
Syndicate Block,  
206, 208, 210, 212 and 216 Main St.,  
La Porte City, 05001429,  
LISTED, 12/21/05

IOWA, MARION COUNTY,  
Koelman, Philipus J. and Cornelia, House,  
1005 Broadway,  
Pella, 05001430,  
LISTED, 12/21/05

MAINE, CUMBERLAND COUNTY,  
Andrews, Lt. Robert, House,  
428 S. Bridgton Rd.,  
Bridgton, 05001440,  
LISTED, 12/21/05

MAINE, KNOX COUNTY,  
Williams, Timothy and Jane, House,  
34 Old County Rd.,  
Rockland, 05001441,  
LISTED, 12/21/05

MAINE, LINCOLN COUNTY,  
Parson's Bend,  
100 Nelson Rd.,  
Alna, 05001439,  
LISTED, 12/21/05

MAINE, WASHINGTON COUNTY,  
Charlotte Pound,  
Charlotte Rd., 0.25 mi E of jct. with ME 214,  
Charlotte, 05001442,  
LISTED, 12/21/05

MARYLAND, ANNE ARUNDEL COUNTY,  
Avery, Capt. Salem, House,  
1418 East West Shady Side Rd.,  
Shady Side, 05001443,

**I. M. PEI** *Architect*

*88 Pine Street, New York, New York 10005*

January 11, 2006

Mr. Theodore Hild  
Deputy State Historic Preservation Officer  
Illinois Historic Preservation Agency  
1 Old State Capitol Plaza  
Springfield, Illinois 62701-1513

Dear Mr. Hild:

We have received your letter informing us that our University Apartments project is now listed on the National Register of Historic Places. Mr. Pei thanks you for informing him, and I am copying his former firm for their information.

Mr. Pei wishes you to know that he did indeed design this project, but with the design assistance of his former partner, Mr. Araldo Cossutta. He hopes that the Register will mention his name as well as Mr. Pei's.

Thank you again,

Sincerely,



Nancy Robinson  
Executive Assistant to I. M. Pei

cc: Mr. George Miller, Pei Cobb Freed & Partners  
cc: Mr. Araldo Cossutta, Cossutta & Associates

212 872 4010 Fax 212 872 4222